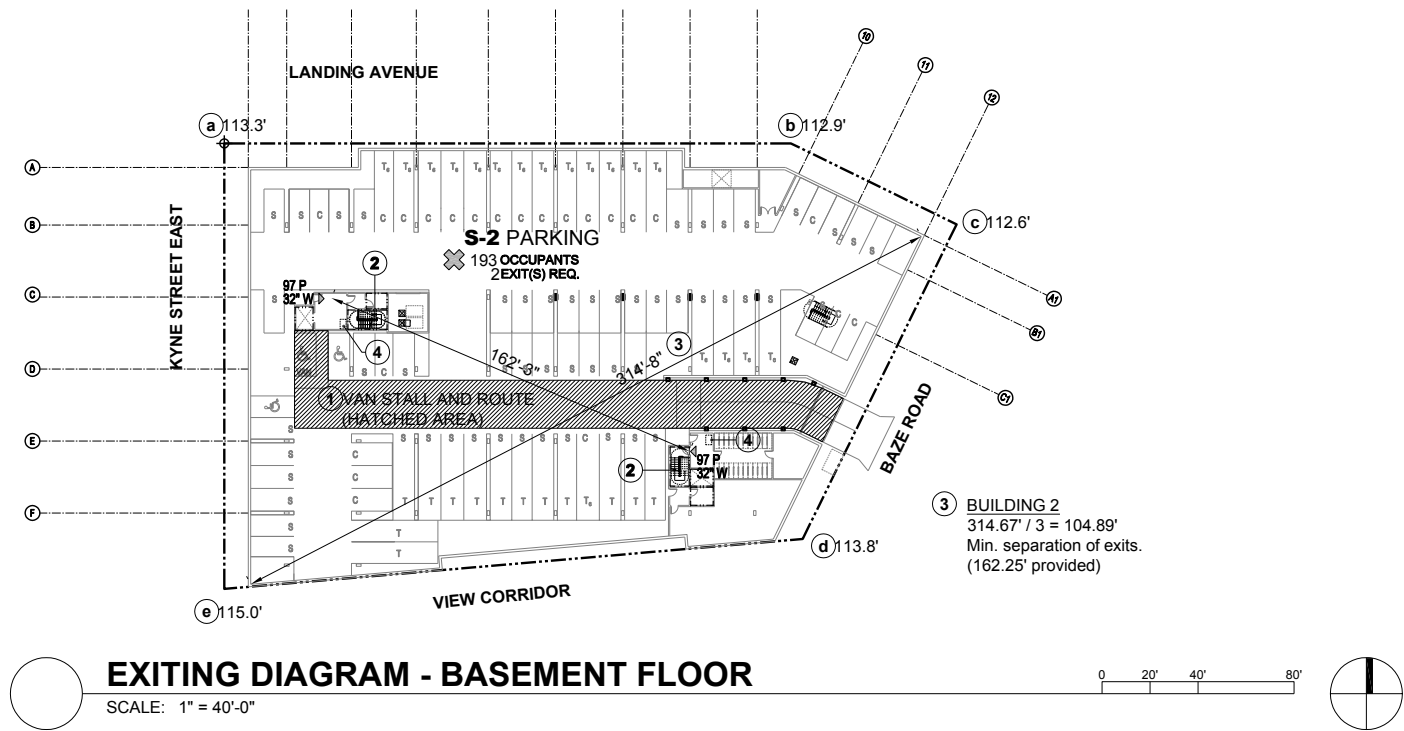


BAY MEADOWS RES 6

EDMONDS + LEE ARCHITECTS



existing
grade plane calculation

Point	High point on site	114.7	113.7
-------	--------------------	-------	-------

		(d) = (c/b)			
		depth of grade plane below high point on site (feet)			
(a)	High point on site	114.7			
(b)	perimeter of site (feet)	375			
(c)	area of perimeter below grade (sf)	908.50			
Average grade and segment lengths are needed. Use all corner points and segment lengths. Segment lengths are accounted for in formulas.					
Point	Segment	grade (feet)	Segment length change over (feet)	Average grade segment (feet)	Area below high point (sf)
a	ab	113.6	235	0.30	542.20
b	bc	112.9	60	0.11	114.50
c	cd	112.6	145	0.13	219.00
d	de	113.8	241	0.45	118.45
e	ef	114.7	165	0.55	132.30

CODE NOTES

- SEE BUILDING SECTIONS (4 SERIES SHEETS) FOR LOCATIONS AND TYPES OF HORIZONTAL SEPARATION REQUIREMENTS.
- FOR EXIT SIGN LOCATIONS AND FIRE EXTINGUISHER CABINET LOCATIONS AT LEVELS P1 THROUGH R4, SEE 2 SERIES PLAN SHEETS.

FIRE RATED WALL KEY:

NON-SEPARATED	2-HOUR FIRE WALL
1-HOUR FIRE PARTITION	2-HOUR FIRE BARRIER / SHAFT ENCLOSURE
1-HOUR OCCUPANCY SEPARATION	3-HOUR OCCUPANCY SEPARATION

SYMBOL LEGEND

14 P	TOTAL NUMBER OF OCCUPANTS	FE	RECESSED FIRE EXTINGUISHER CABINET
165 P 33' W	REQUIRED EXIT / OCCUPANT LOAD SERVED & MINIMUM WIDTH REQUIRED		

MPI - 07207

SPAR # 2

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

CODE DATA
& EXITING PLAN

RES 6

BAY MEADOWS II

SAN MATEO, CALIFORNIA

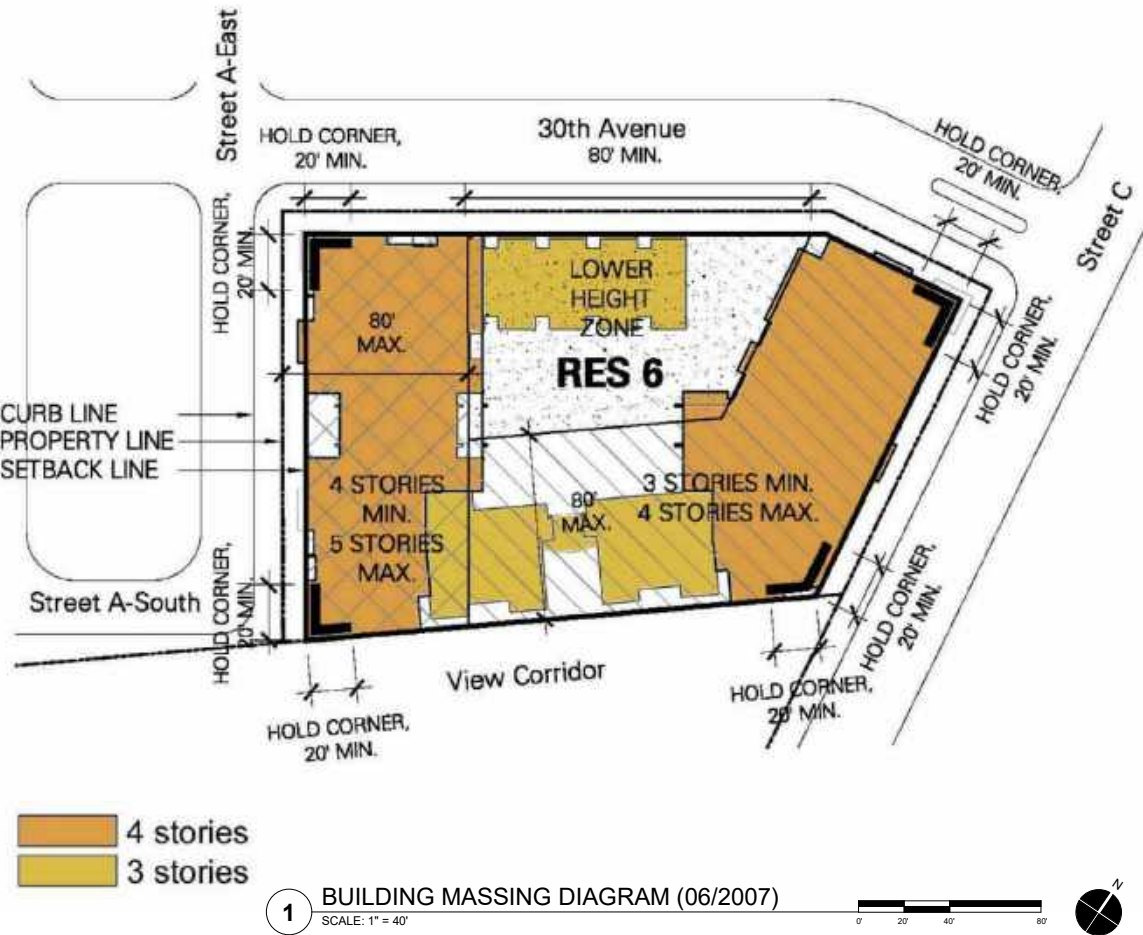
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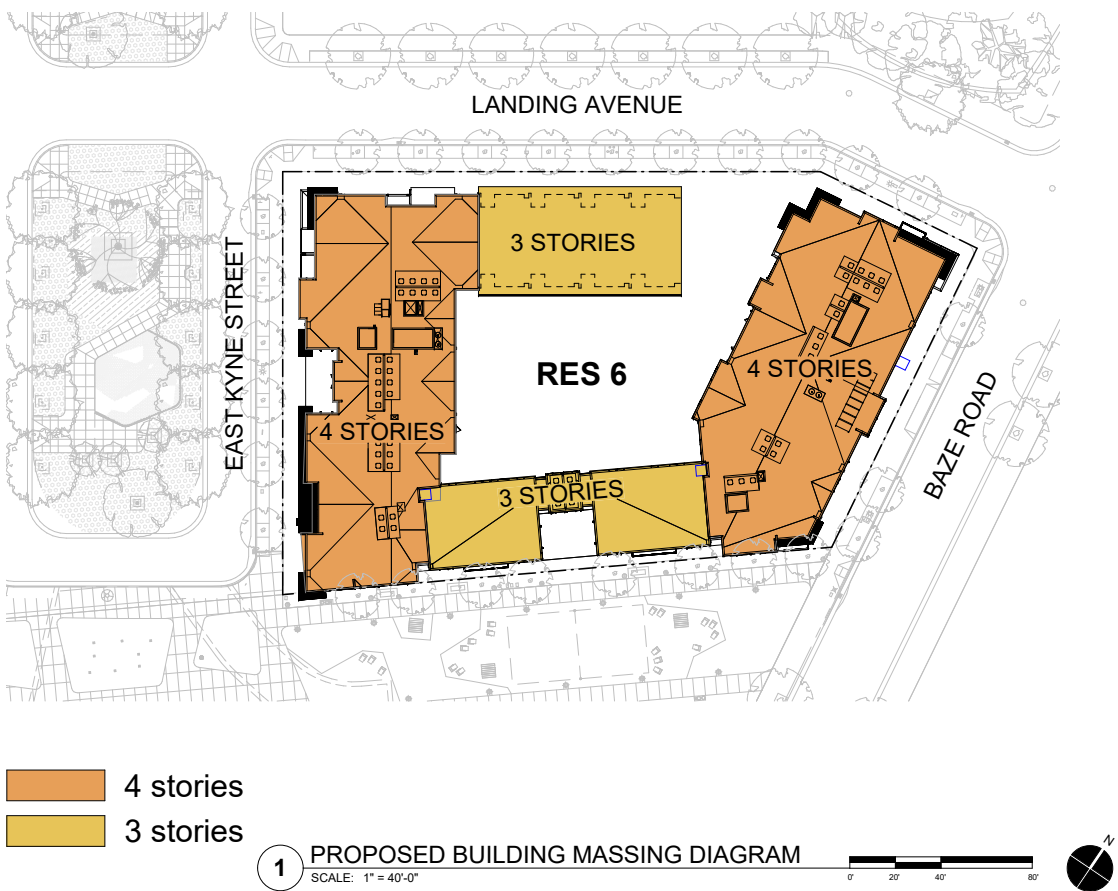
18 JUNE 2007

A0.2.1

SPAR APPROVED



PROPOSED



CODE ANALYSIS

APPLICABLE CODES & DOCUMENTS:

- 2016 California Building Code w/ San Mateo Amendments
- 2016 California Residential Code w/ San Mateo Amendments
- 2016 California Electrical Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Energy Code w/ San Mateo Amendments
- 2016 California Fire Code w/ San Mateo Amendments
- 2016 California Green Building Standards Code (CALGreen) w/ San Mateo Amendments
- Bay Meadows Specific Plan (BMSP)
- Bay Meadows Specific Plan Amendment (SPA)
- Bay Meadows Phase II Site Plan and Architectural Review (SPAR)

Seismic Design Category:
CBC § 1613.1
Basic Wind Speed:
85 mph - 3 second gust
Wind Exposure: CBC § 1609.4
Climate Zone: 3
Soil Bearing Capacity: 1,500 psf max. or soils report required
Roof Drains: Designed to accommodate a minimum of 2 inches of rainfall per hour

Hours of Construction*:
Monday - Friday: 7:00am - 7:00pm
Saturday: 9:00am. - 5:00pm.
Sunday and City Observed
Holidays: 12:00pm - 4:00pm

*Work is to be performed during these hours only.

NO: DATE: SUBMISSION:

No.	Date	Description

NOT FOR CONSTRUCTION

EDMONDS + LEE
ARCHITECTS, INC.
2601 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

SITE AREA:			
TOTAL BLOCK AREA:	SITE AREA 1.09 ACRES (47,425 SF)	BUILDING FOOTPRINT 27,051 SF	LOT COVERAGE 56% (70% ALLOWED)
USE:	ALLOWED RESIDENTIAL	PROVIDED RESIDENTIAL	REFERENCE SPA IV - 8, TABLE IV-1
DENSITY:	50 DU / ACRE	MAX 50 DU / ACRE	SPA IV - 9, TABLE IV-3
FAR:	N/A	2.22	SPA IV - 9, TABLE IV-3
MAX PLATE HEIGHT:	55 FT MAX*	41 FT - 3 5/8 IN	SPA IV-11, FIGURE IV-7
* W/ MEASURE P FINDING ABOVE 45 FT			
GROSS BUILDING AREA:			
	GROSS AREA	EXCLUSIONS	TOTAL
BASEMENT	41,756	41,756	0
FIRST FLOOR	27,051	0	27,051
SECOND FLOOR	29,726	1,057	28,669
THIRD FLOOR	29,866	1,057	28,809
FOURTH FLOOR	21,476	841	20,635
TOTALS	149,875	44,711	105,164
TOTAL FLOOR AREA	105,164		
TOTAL SITE AREA	47,425		
FAR	2.22		
PARKING REQUIRED:			
REFER TO BAY MEADOWS PHASE II PARKING MANAGEMENT PLAN (4/11/04) *NOTE* VISITOR PARKING PROVIDED ON STREET			
BEDROOM COUNT	UNITS	PARKING RATIO	REQ'D PARKING STALLS
1 BD	0	1.55	00.0
2 BD	11	1.80	19.8
2 BD > 1,400 SF	10	2.05	20.5
3 BD	33	2.05	67.65
TOTALS:	54		107.95 (108)
PROVIDED:			
	SYMBOL	TYPE	STALL DIMENSIONS
	S	STANDARD	8.5' X 18'
	T	STANDARD TANDEM	8.5' X 18'
	C	COMPACT	8' X 17'
	TC	COMPACT TANDEM	8' X 17'
		ACCESSIBLE	9' X 18'
		ACCESSIBLE VAN	9' X 18'
TOTALS:			111

RESIDENTIAL UNITS:	
UNIT TYPE	COUNT
1 BD	0
2 BD	21
3 BD	33
TOTAL	54

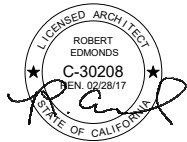
SITE AREA:			
TOTAL BLOCK AREA:	SITE AREA 1.09 ACRES (47,425 SF)	BUILDING FOOTPRINT 24,896 SF	LOT COVERAGE 52% (70% ALLOWED)
USE:	ALLOWED RESIDENTIAL	PROVIDED RESIDENTIAL	REFERENCE SPA IV - 8, TABLE IV-1
DENSITY:	50 DU / ACRE	MAX 50 DU / ACRE	SPA IV - 9, TABLE IV-3
FAR:	N/A	2.00	SPA IV - 9, TABLE IV-3
MAX PLATE HEIGHT:	55 FT MAX*	43 FT - 3 5/8 IN	SPA IV-11, FIGURE IV-7
* W/ MEASURE P FINDING ABOVE 45 FT			
GROSS BUILDING AREA:			
	GROSS AREA	EXCLUSIONS	TOTAL
BASEMENT	40,540	40,540	0
FIRST FLOOR	24,896	0	24,896
SECOND FLOOR	24,898	1,000	23,898
THIRD FLOOR	27,858	1,000	26,858
FOURTH FLOOR	20,224	840	20,635
TOTALS	138,416	43,380	95,036
TOTAL FLOOR AREA	95,036		
TOTAL SITE AREA	47,425		
FAR	2.00		
PARKING REQUIRED:			
REFER TO BAY MEADOWS PHASE II PARKING MANAGEMENT PLAN (4/11/04) *NOTE* VISITOR PARKING PROVIDED ON STREET			
BEDROOM COUNT	UNITS	PARKING RATIO	REQ'D PARKING STALLS
1 BD	5	1.55	7.8
2 BD	23	1.80	41.4
2 BD > 1,400 SF	0	2.05	0.0
3 BD	26	2.05	53.3
TOTALS:	54		102.5 (103)
PROVIDED:			
	SYMBOL	TYPE	STALL DIMENSIONS
	S	STANDARD	8.5' X 18'
	T	STANDARD TANDEM	8.5' X 18'
	C	COMPACT	8' X 17'
	TC	COMPACT TANDEM	8' X 17'
		ACCESSIBLE	9' X 18'
		ACCESSIBLE VAN	9' X 18'
TOTALS:			106

RESIDENTIAL UNITS:	
UNIT TYPE	COUNT
1 BD	5
2 BD	23
3 BD	26
TOTAL	54

ZONING

BUILDING HEIGHT
PER THE BAY MEADOWS SPA,
TABLE IV-6 & FIGURE IV-7:

MAXIMUM BUILDING HEIGHT =
55 FT, MEASURE P FINDING
REQUIRED ABOVE 45 FT

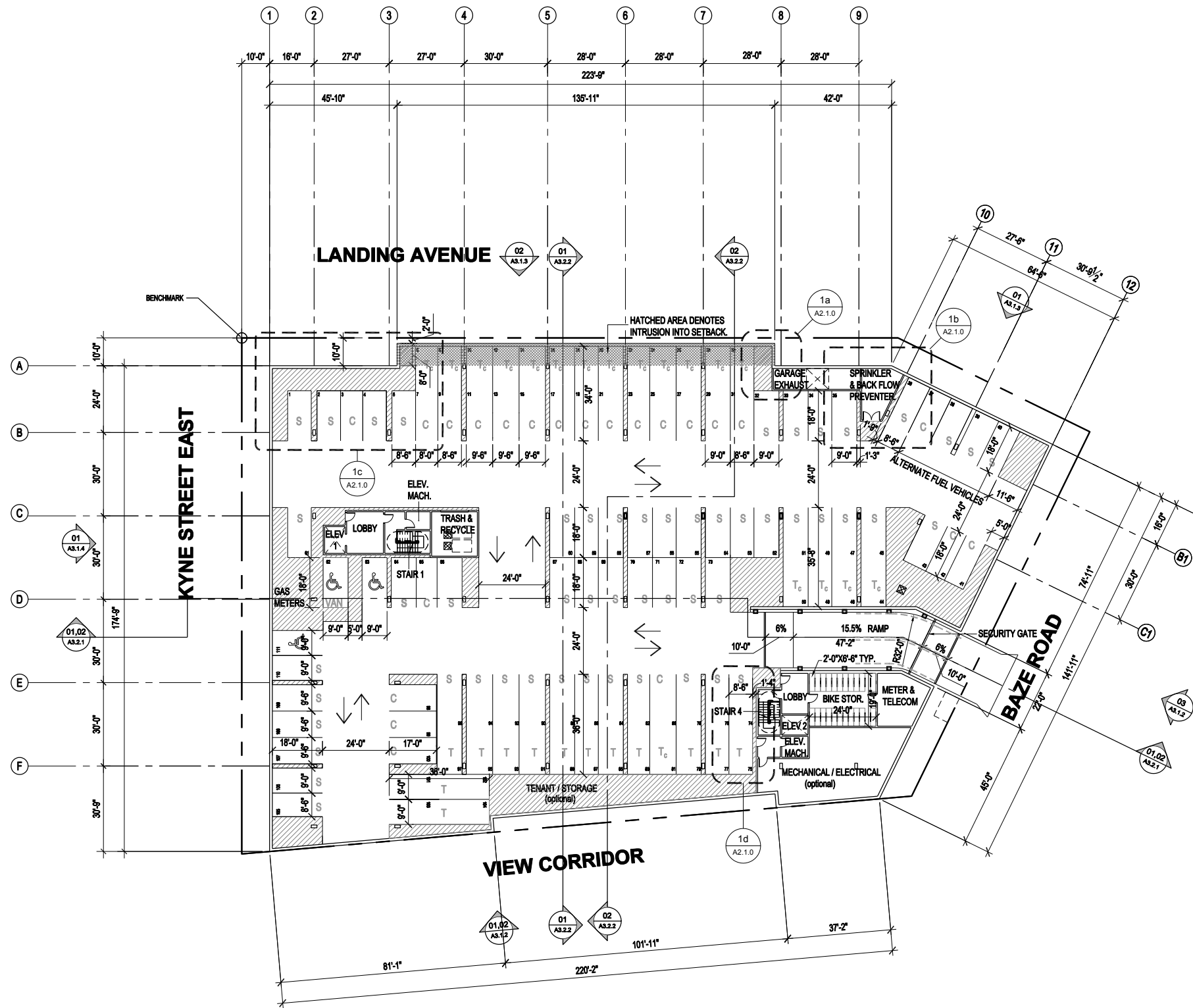


PROJECT:
BAY MEADOWS
PHASE II - RES 6
3069 E. KYNE STREET
SAN MATEO, CA 94403
APN. 040-031-040

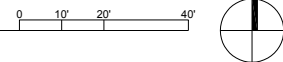
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COVER

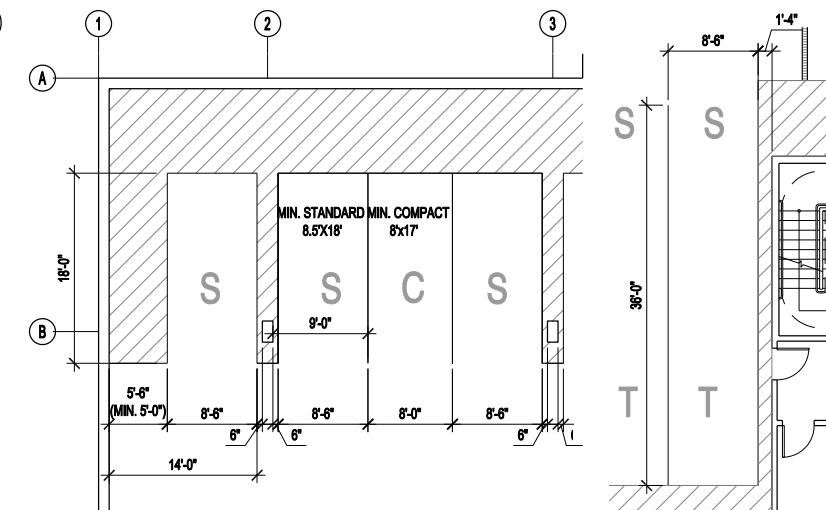
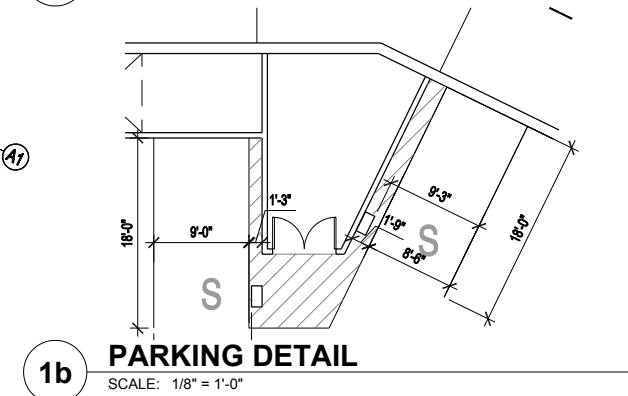
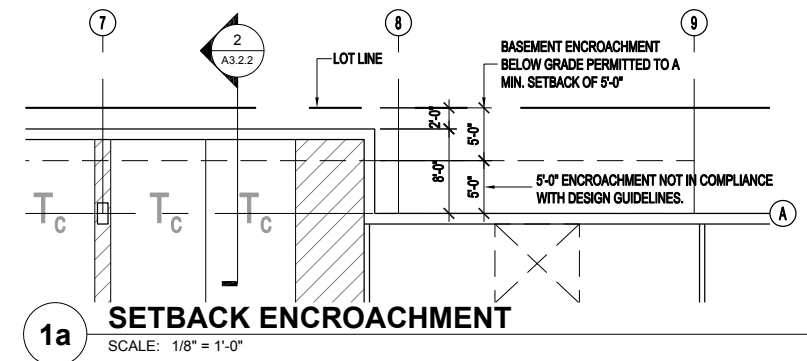
SCALE:	1" = 40'-0"
DATE:	02/06/2020
JOB NO.	2019.04
DRAWN:	Author



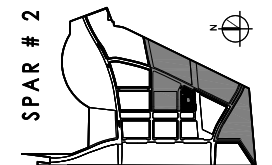
1 BASEMENT FLOOR PLAN (P1)
SCALE: 1" = 20'-0"



PARKING		Reference:	
Required		The final parking rate shall be determined during the Site Plan Architectural Review (SPAR) based upon Transportation Department parking studies (attached) and a separate study.	
Provided:		SPA # 58	
	Type	Stall Dimensions	Count:
S	Standard	8.5'x18'	56
T	Standard-Tandem (T)	8.5'x18'	13
C	Compact (C)	8'x17'	22
Tc	Compact Tandem (Tc)	8'x17'	18
♿	Accessible	9'x18'	2
♿	Accessible Van	9'x18'	1
TOTAL			112



1d PKNG. DETAIL
SCALE: 1/8"=1'-0"



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

RES 6
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18 JUNE 2007

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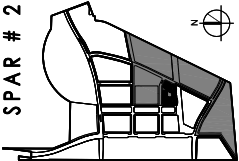
SPAR



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GROUND FLOOR PLAN
1" = 20'-0"

RES 6

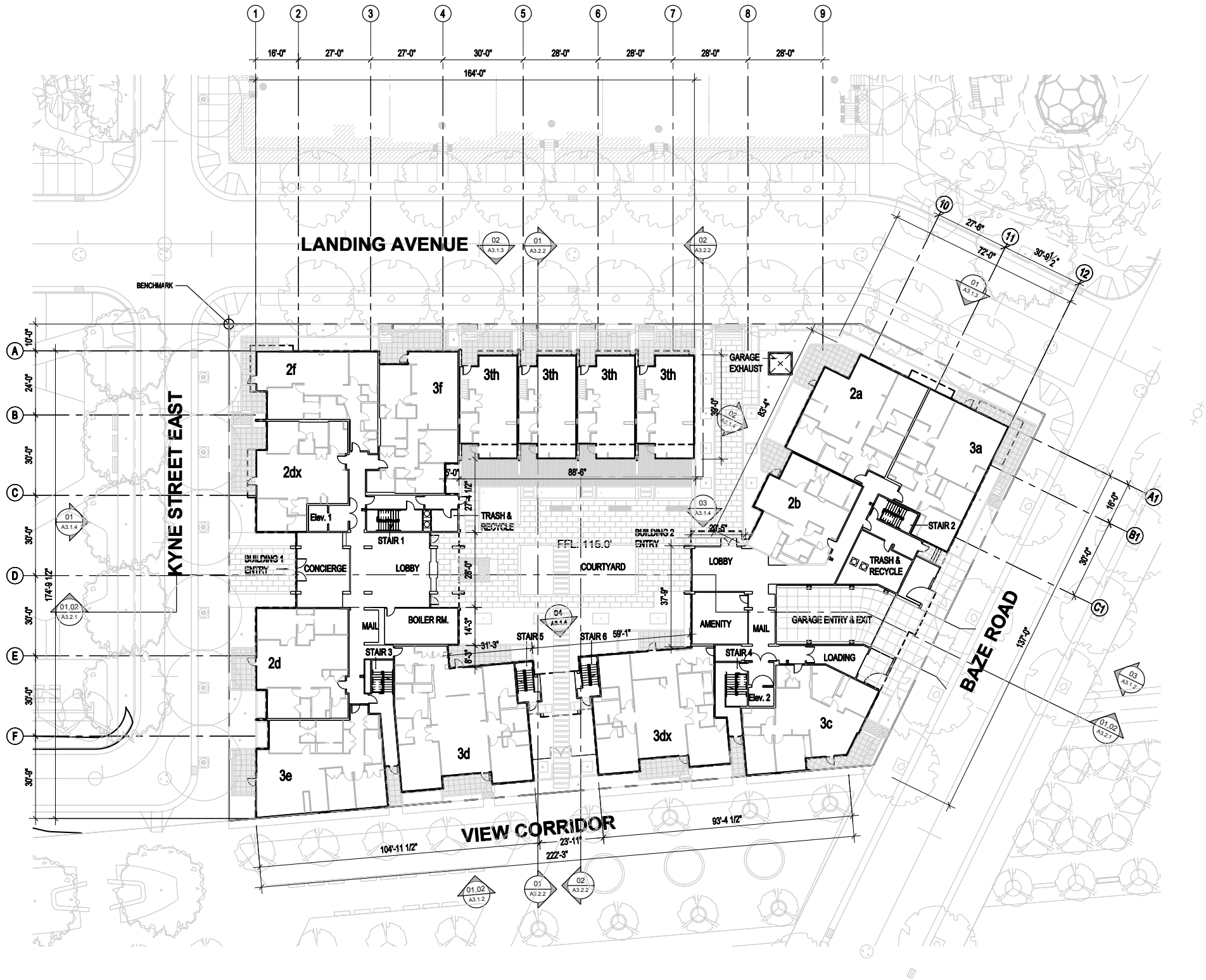
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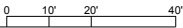
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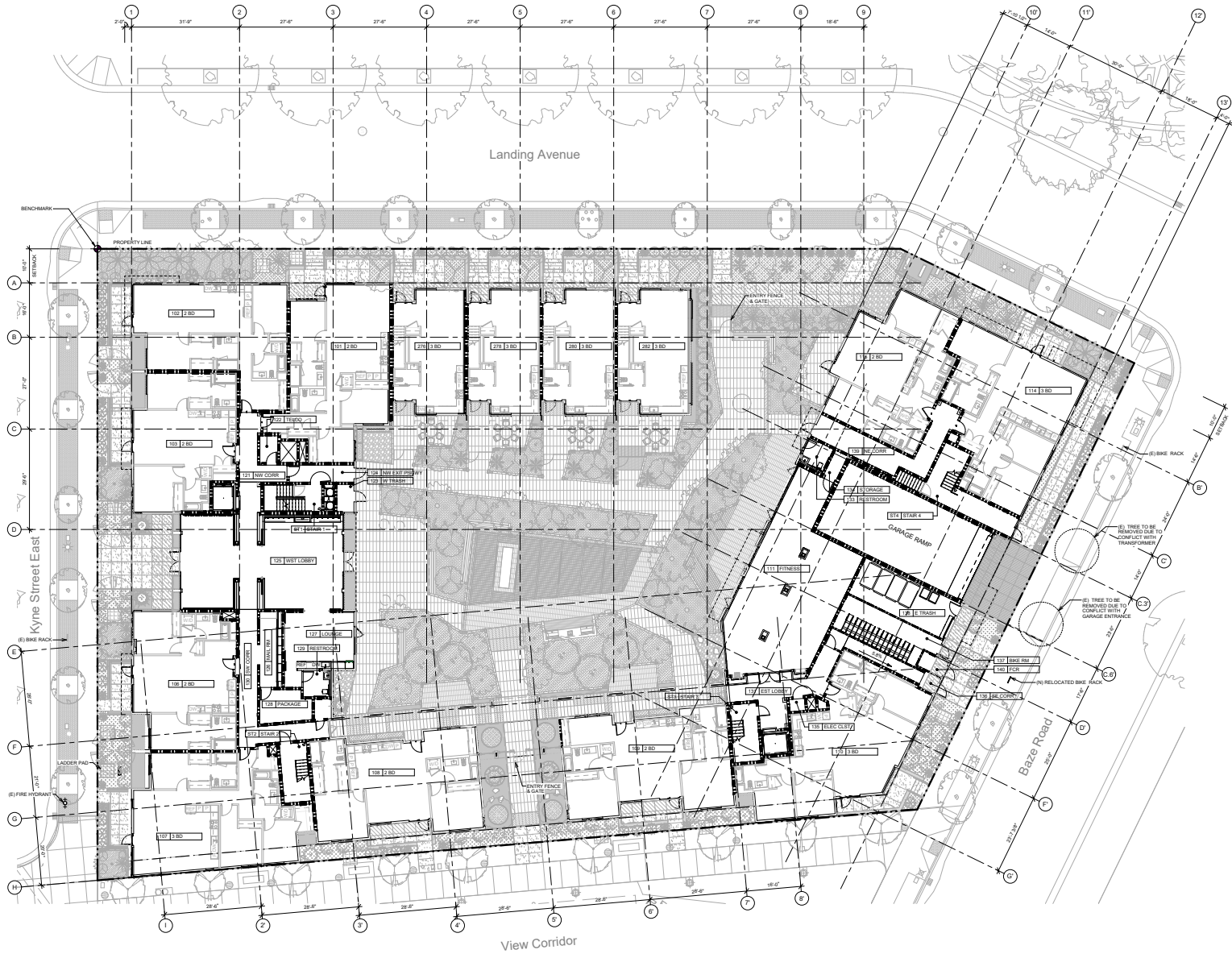
1

GROUND FLOOR PLAN (R1)

SCALE: 1" = 20'-0"



SPAR



1 LEVEL 01
SCALE: 3/32" = 1'-0"



PROPOSED

SHEET NOTES - FLOOR PLAN

NOTE

TEXT

01

THRU-WALL SCUPPER & DOWNSPOUT

02

STORM DRAIN

03

PLANTER DRAIN

04

GUTTER

05

DOWNSPOUT

06

CARD READER & INTERCOM

07

DOOR ACTUATOR

08

KNOX BOX LOCATION

09

FIRE ANNUNCIATOR PANEL

10

FUTURE PV PANEL, 15% OF TOTAL ROOF AREA

11

LOCATION OF METAL CANOPY (BELOW)

12

FIRE HYDRANT

13

SECONDARY SCUPPER

14

FIRE EXTINGUISHER

15

PV PANEL, 30W ARRAY - SEE SOLAR

16

ELECTRICAL EMERGENCY DISCONNECT FOR MAIN ELECTRICAL ROOM IN BASEMENT SHALL BE LOCATED IN THE FIRE CONTROL ROOM

17

OVERHEAD COILING DOOR

18

KNOX GATE KEY OVERRIDE SWITCH WILL BE LOCATED NEXT TO VEHICLE GATE

19

2 HR RATED FIRE SEPARATION WALL PER CBC §706, SEE WALL TYP S, A5.01

20

2 HR RATED FIRE SEPARATION WALL, SEE WALL TYP S, A5.01

21

SELF CLOSING DOORS ON HOLD-OPENS CBC TABLE 716.5

22

10 FT SETBACK LINE

23

PROJECTION INTO 10 FT SETBACK

24

4-WAY FIRE DEPARTMENT CONNECTION

ISSUED:

DATE

DESCRIPTION

06/14/2019

100% SD

07/26/2019

50% DD

09/06/2019

100% DD

11/15/2019

50% CD

12/13/2019

80% CD / PERMIT

03/20/2020

PERMIT SET R1

REVISIONS:

DATE

DESCRIPTION

#

Δ

3/20/2020

PERMIT SET R1

1

REQ'D SHORT TERM BIKE PARKING**

Name	# of Units	Short Term Bicycle Parking	Req'd Short Term Bike Parking
1 BD	5	0.05	0.3
2 BD	23	0.10	2.3
3 BD	26	0.15	3.9
	54		6.5

**Short Term Bicycle Parking accommodated at street level - fully installed w/ infrastructure work.

REQ'D LONG TERM BIKE PARKING**

Name	# of Units	Long Term Bicycle Parking	Req'd Long Term Bike Parking
1 BD	5	1.00	5.0
2 BD	23	1.25	28.8
3 BD	26	1.50	39.0
	54		72.8

BICYCLE PARKING NOTE

Bicycle Parking counts per City of San Mateo Municipal Code, §27.64.262 BICYCLE PARKING FACILITIES

PROVIDED LONG TERM BIKE PARKING

LEVEL	PROVIDED SPACES
LEVEL 01	48 SPACES 32 SPACES
TOTAL	80 SPACES
REQUIRED DELTA	73 SPACES +3 SPACES

OVERALL PLAN NOTES

01

REQUIRED ESCAPE AND EGRESS WINDOWS. ALL WINDOWS REQUIRED FOR EMERGENCY EGRESS SHALL MEET THE REQUIREMENTS OF CBC §1008.2.

02

LIGHT & AIR. ALL WINDOWS REQUIRED FOR NATURAL LIGHT AND VENTILATION MEET OR EXCEED THE REQUIREMENTS OF CBC §1203.4.1 & §1205.2.

03

MAXIMUM AREA OF EXTERIOR WALL OPENINGS, WHERE FIRE SEPARATION DISTANCE IS LESS THAN 20 FT, THE PERCENTAGE OF OPENINGS IS IN ACCORDANCE WITH CBC TABLE 704.8 FOR PROTECTED OPENINGS.

04

ALL UNITS ARE ADAPTABLE IN ACCORDANCE W/ CBC §11A.

05

BATHING & TOILET FACILITIES. ONE COMPLYING BATHROOM PER UNIT IN ACCORDANCE W/ CBC §1134a - OPTION 2.

06

INTERIOR FLOOR PLAN CONFIGURATIONS ARE SUBJECT TO CHANGE PROVIDED SUCH CHANGES DO NOT RESULT IN SUBSTANTIAL EXTERIOR ELEVATION CHANGES.

07

AREA, UNIT AREA IS MEASURED FROM THE INSIDE FACE OF EXTERIOR SHAFT AND CORRIDOR WALLS AND FROM THE CENTERLINE OF DEMISING WALLS BETWEEN UNITS.

08

QUADRANT PLANS. REFER TO SHEETS A1.07 - A1.18 FOR QUADRANT PLANS.

09

ENLARGED UNIT PLANS. REFER TO SHEETS A1.21 - A1.29 FOR ENLARGED UNIT PLANS.

10

8 1/2" LEVEL INTERIOR WALLS ARE 12" CIP CONC UNO, SSD.

11

HORIZONTAL ASSEMBLIES. SEE A5.05

RATED WALL LEGEND

30 MIN FIRE RATED

1 HR FIRE RATED

2 HR FIRE RATED

3 HR FIRE RATED

SMOKE SCREEN

EDMONDS + LEE ARCHITECTS

2601 Mission Street, #503
San Francisco, CA 94110
T. 415. 285. 1300
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ROBERT EDMONDS

C-30208

RENEWED 12/28/21

STATE OF CALIFORNIA

PROJECT:

BAY MEADOWS
PHASE II - RES 6

3069 E. KYNE STREET
SAN MATEO, CA 94403
APN: 040-031-040

DRAWING:

LEVEL 01 -
OVERALL FLOOR
PLAN

SCALE:

As indicated

DATE:

6/5/2020 4:30:21 PM

JOB NO:

2019.04

A1.01

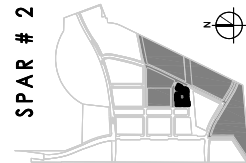
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SPAR # 2



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PHASE II DEVELOPMENT AGREEMENT

SECOND FLOOR PLAN
1" = 20'-0"

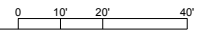
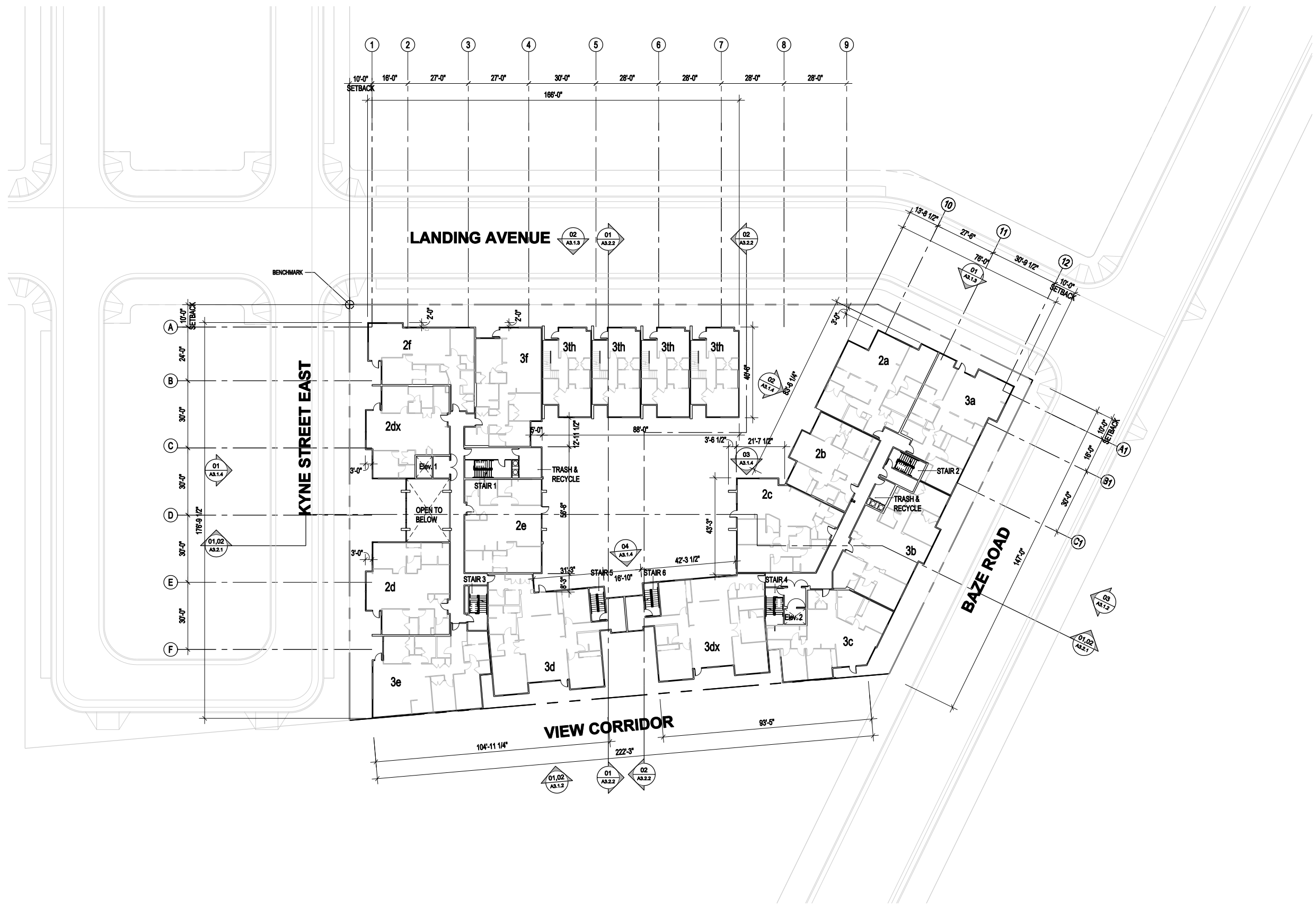
RES 6 BAY MEADOWS II

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18 JUNE 2007

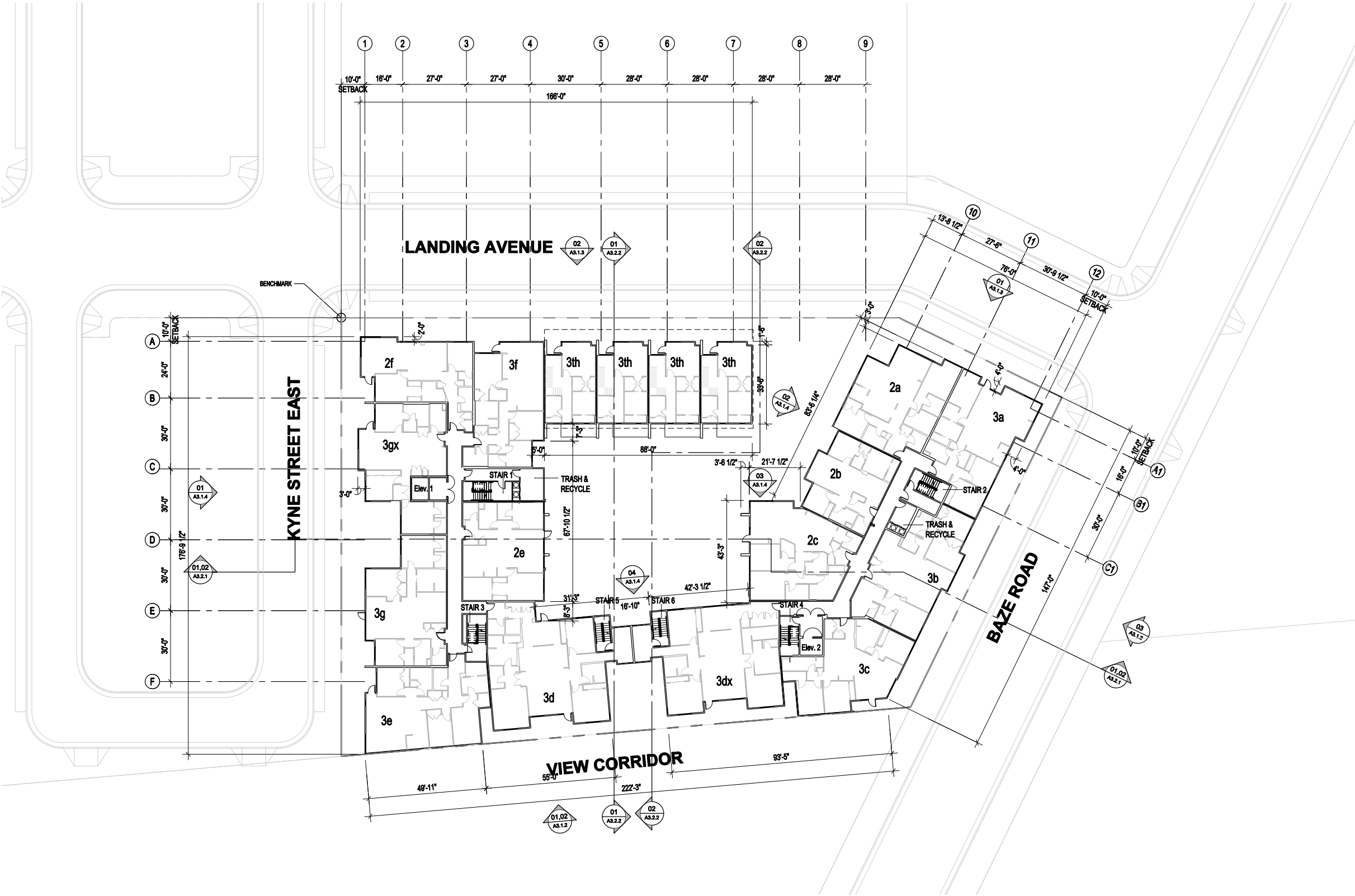
A2.1.2



1 SECOND FLOOR PLAN (R2)
SCALE: 1" = 20'-0"

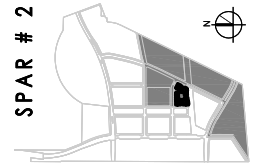
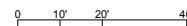
SPAR

[illegible]



1 THIRD FLOOR PLAN (R3)
SCALE: 1" = 20'-0"

SPAR



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PHASE II DEVELOPMENT AGREEMENT

THIRD FLOOR PLAN
1" = 20'-0"

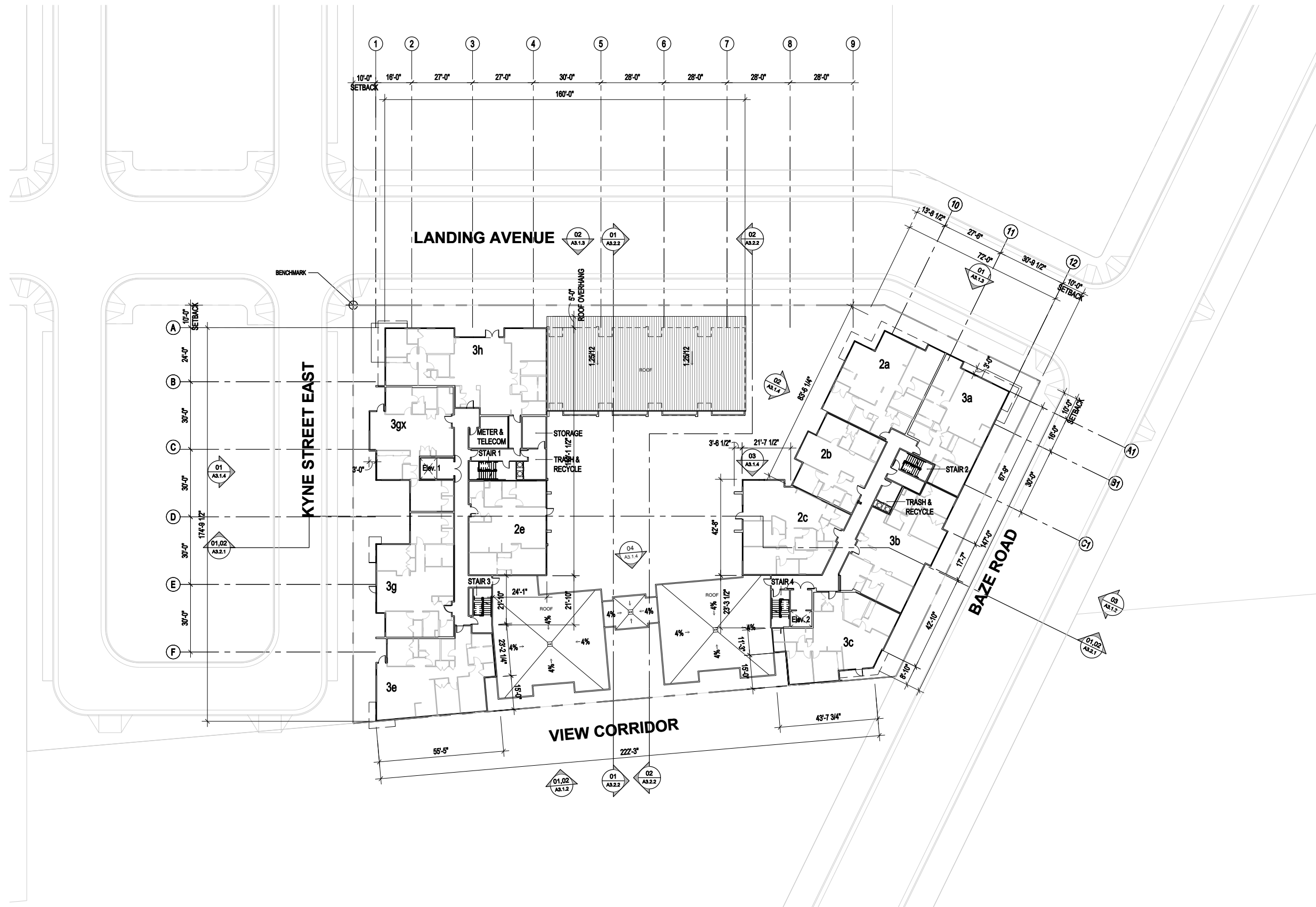
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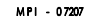
18 JUNE 2007

A2.1.3

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PHASE II DEVELOPMENT AGREEMENT**



ROOF PLAN
1" = 20'-0"

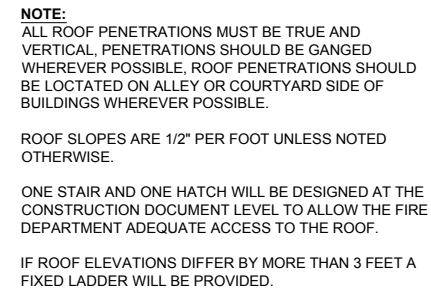
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A2.2.1



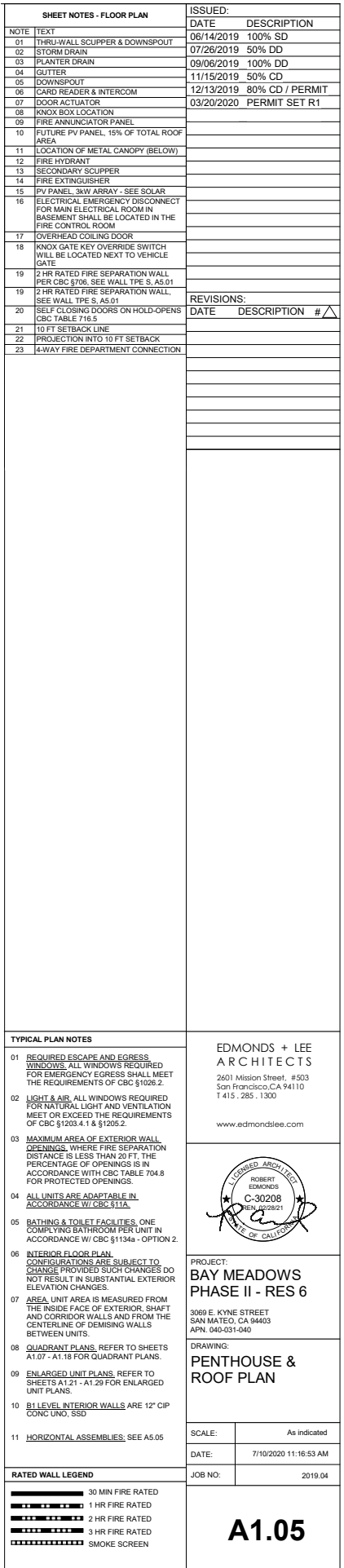
ROOF PLAN

SCALE: 1" = 20'-0"

A horizontal number line with tick marks at 0, 10', 20', and 40'.



SPAR



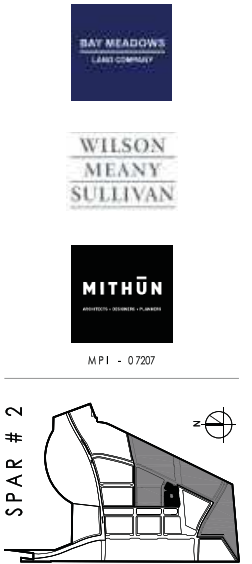
PROPOSED



1 ENLARGED SOUTH ELEVATION AT VIEW CORRIDOR
SCALE: 1/8" = 1'-0"



2 ENLARGED EAST ELEVATION AT BAZE ROAD
SCALE: 1/8" = 1'-0"



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

EXTERIOR ELEVATIONS
1/8" = 1'-0"

RES 6
BAY MEADOWS II
SAN MATEO, CALIFORNIA
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REV. 18 JULY, 2008
18 JUNE 2007

A5.1.1

SPAR



2 ENLARGED ELEVATION AT SOUTH @
PROMENADE (VIEW CORRIDOR)
SCALE: 1/8" = 1'-0"



1 ENLARGED ELEVATION AT BAZE RD.
SCALE: 1/8" = 1'-0"

NO: DATE: SUBMISSION:	
No.	Date Description
NOT FOR CONSTRUCTION	
EDMONDS + LEE ARCHITECTS, INC. 2801 Mission St., #503 San Francisco, CA 94110 T: 415.285.1300 www.edmondslee.com	
PROJECT: BAY MEADOWS PHASE II - RES 6 2800 S. DELEWARE STREET SAN MATEO, CA 94403 APN. 040-031-040	
DRAWING: BUILDING ELEVATIONS	
SCALE:	
DATE:	06/21/2019
JOB NO.	2019.04
DRAWN:	Author
2.01	

PROPOSED



TOP OF PARAPET
160'-0"

TOP OF PLATE
155'-0"

41'-3 3/4"

BUILDING HEIGHT PER APPROVED SPAR GRADE PLANE
42'-4 1/4"

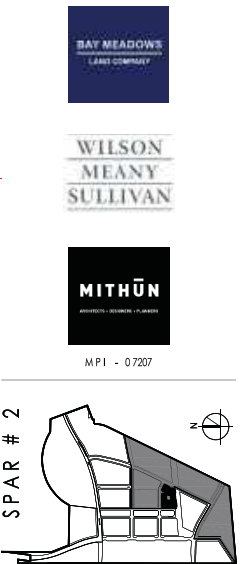
BUILDING HEIGHT PER MUN. CODE 27.04.080
47'-4 1/2"

GRADE PLANE
113'-8 3/4"

LOWEST GRADE ELEVATION
112'-6" (112'-7 1/4")

SPAR # 2

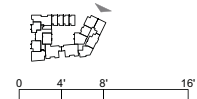
SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT



1

ENLARGED NORTH ELEVATION AT 30TH AVENUE

SCALE: 1/8" = 1'-0"



TOP OF PARAPET
160'-0"

TOP OF PLATE
155'-0"

41'-3 3/4"

BUILDING HEIGHT PER APPROVED SPAR GRADE PLANE
42'-4 1/4"

BUILDING HEIGHT PER MUN. CODE 27.04.080
47'-4 1/2"

GRADE PLANE
113'-8 3/4"

LOWEST GRADE ELEVATION
112'-6" (112'-7 1/4")

RES 6
BAY MEADOWS II
SAN MATEO, CALIFORNIA

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REV. 18 JULY, 2008

18 JUNE 2007

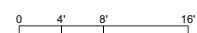
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EXTERIOR ELEVATIONS
1/8" = 1'-0"

2

ENLARGED NORTH ELEVATION AT 30TH AVENUE (CONT.)

SCALE: 1/8" = 1'-0"



SPAR

A5.1.2



2 ENLARGED ELEVATION - N.EAST @ LANDING AV.
SCALE: 1/8" = 1'-0"



1 ENLARGED ELEVATION - NORTH @ LANDING AV.
SCALE: 1/8" = 1'-0"

PROPOSED

NO: DATE: SUBMISSION:	
No.	Date Description
NOT FOR CONSTRUCTION	
EDMONDS + LEE ARCHITECTS, INC. 2801 Mission St., #503 San Francisco, CA 94110 T: 415 . 285 . 1300 www.edmondslee.com	
PROJECT: BAY MEADOWS PHASE II - RES 6 2800 S. DELEWARE STREET SAN MATEO, CA 94403 APN. 040-031-040	
DRAWING: BUILDING ELEVATIONS	
SCALE:	
DATE:	06/21/2019
JOB NO.	2019.04
DRAWN:	Author
2.02	



1

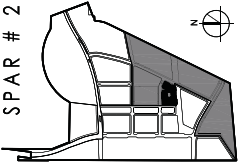
ENLARGED EAST ELEVATION AT KYNE STREET

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

SPAR # 2



MPI - 0.7207

EXTERIOR COLOR ELEVATIONS
1/8" = 1'-0"



2

ENLARGED EAST COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



3

PARTIAL S ELEV

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

4

ENLARGED SOUTH COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

TOP OF PARAPET 160'-0"
TOP OF PLATE 155'-0"
GRADE PLANE 113'-8 3/4"
LOWEST GRADE ELEVATION 112'-6" (112'-7 1/2")
BUILDING HEIGHT PER APPROVED SPAR GRADE PLANE 41'-3 3/4"
BUILDING HEIGHT PER S.F.M. MIN. CODE 27.04.080 47'-4 3/4"

RES 6
BAY MEADOWS II
SAN MATEO, CALIFORNIA
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NOT FOR CONSTRUCTION
REV. 18 JULY, 2008

18 JUNE 2007

A5.1.3

SPAR



3 ENLARGED ELEVATION AT E. KYNE ST.
SCALE: 1/8" = 1'-0"



2 ENLARGED ELEVATION - COURTYARD EAST
SCALE: 1/8" = 1'-0"



1 ENLARGED ELEVATION - COURTYARD SOUTH
SCALE: 1/8" = 1'-0"

PROPOSED

NO: DATE: SUBMISSION:

No.	Date	Description

NOT FOR CONSTRUCTION

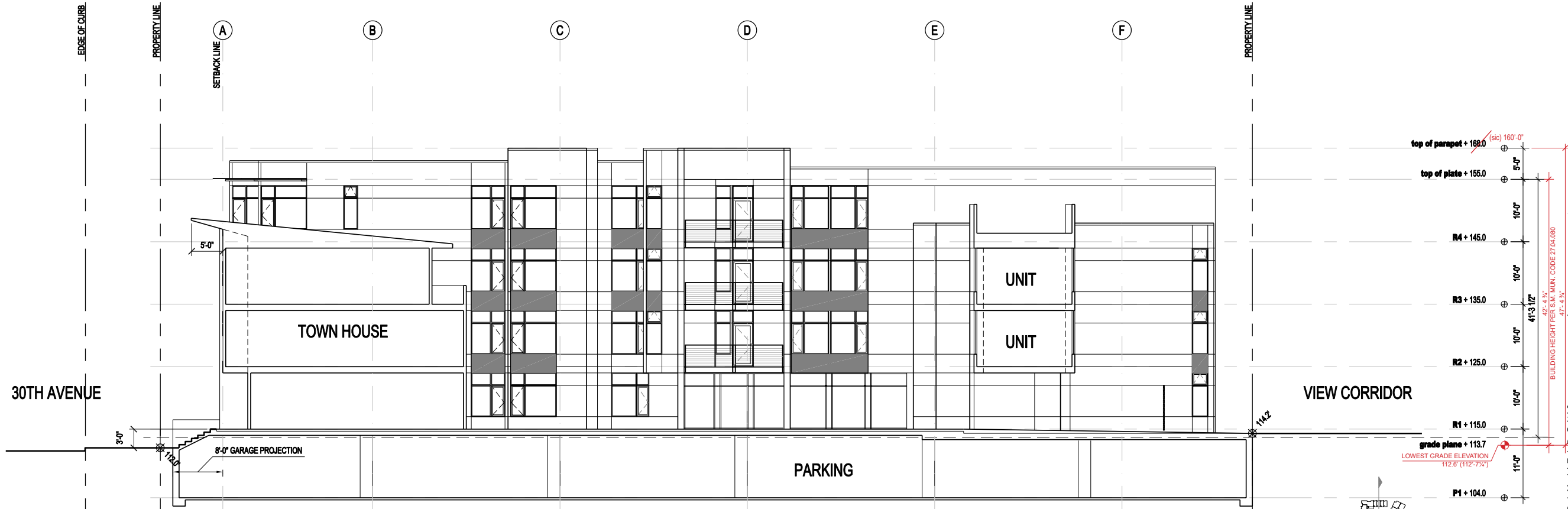
EDMONDS + LEE
ARCHITECTS, INC.
2601 Mission St., #503
San Francisco, CA 94110
T: 415 . 285 . 1300
www.edmondslee.com

PROJECT:
BAY MEADOWS
PHASE II - RES 6
2600 S. DELEWARE STREET
SAN MATEO, CA 94403
APN. 040-031-040

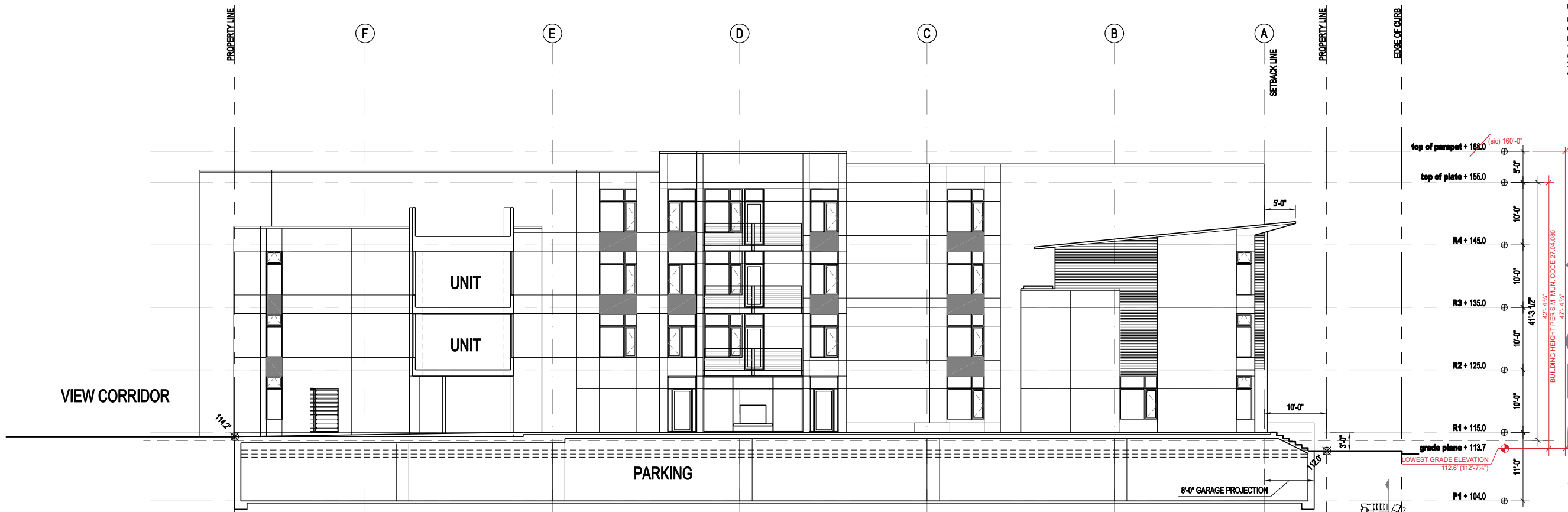
DRAWING:
BUILDING ELEVATIONS

SCALE:	
DATE:	06/21/2019
JOB NO.	2019.04
DRAWN:	ELA

2.03



1 SECTION B-B / EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



2 SECTION C-C / WEST COURTYARD
SCALE: 1/8" = 1'-0"

BAY MEADOWS
LAND OWNERS

WILSON
MEANY
SULLIVAN

MITHUN
ARCHITECTS & PLANNERS
MPI - 07207

SPAR # 2

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

BUILDING SECTIONS
1/8" = 1'-0"

RES 6

BAY MEADOWS II

SAN MATEO, CALIFORNIA

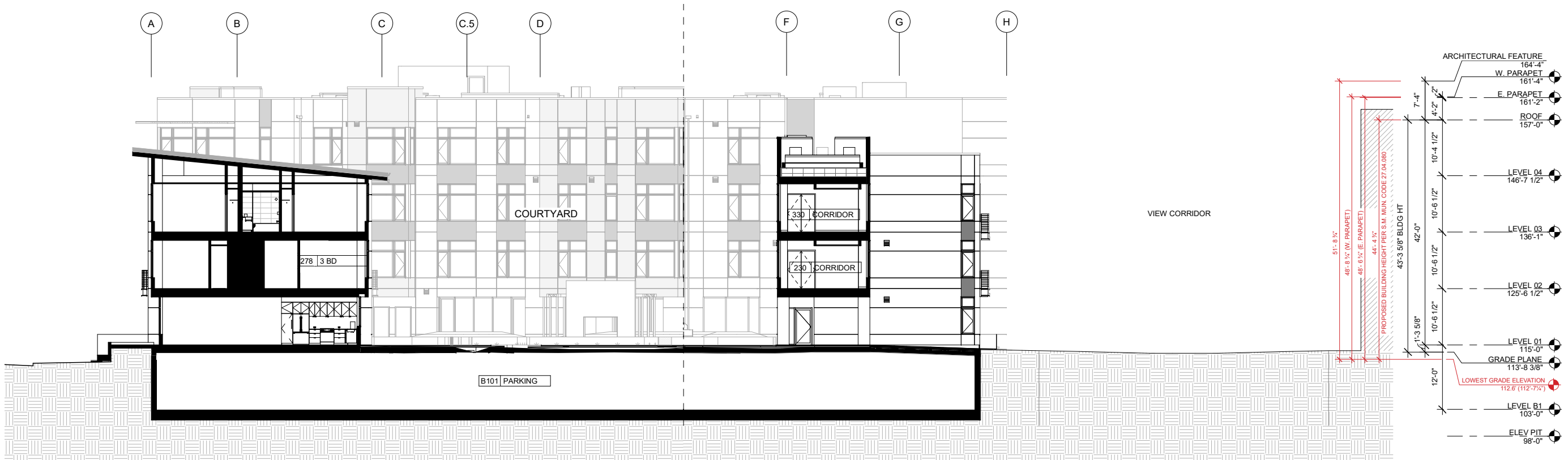
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NOT FOR CONSTRUCTION
REV. 16 JULY, 2008

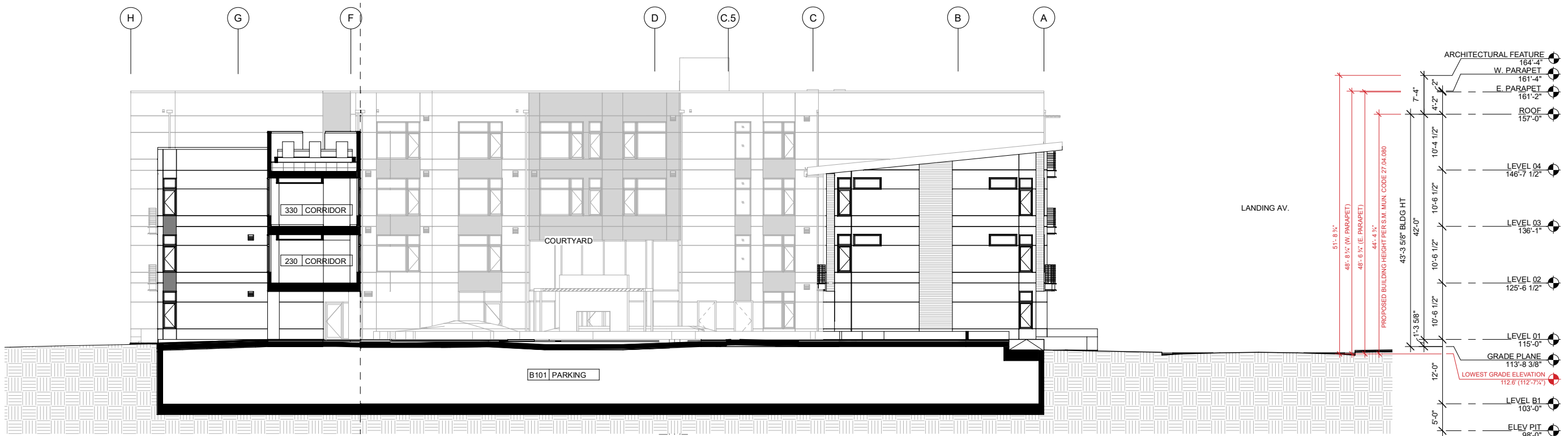
18 JUNE 2007

A3.2.2

SPAR



2 SECTION B-B / COURTYARD EAST
SCALE: 3/32" = 1'-0"



3 SECTION C-C / WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED

ISSUED:	
DATE	DESCRIPTION
06/14/2019	100% SD
07/26/2019	50% DD
09/06/2019	100% DD
11/15/2019	50% CD
12/13/2019	80% CD / PERMIT
03/20/2020	PERMIT SET R1

REVISIONS:		
DATE	DESCRIPTION	#
3/20/2020	PERMIT SET R1	1

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ARCHITECTS
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San Francisco, CA 94110
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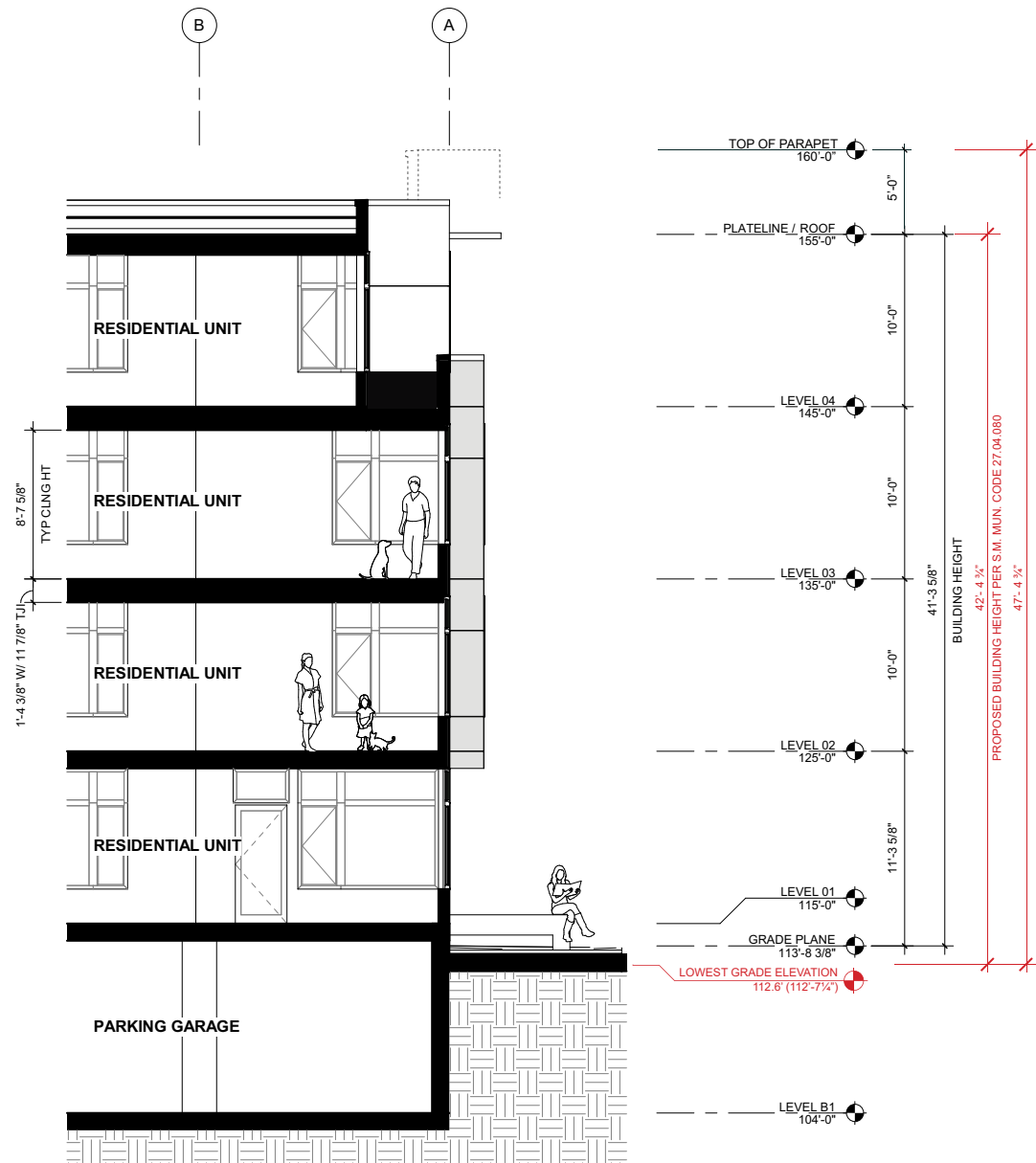


PROJECT:
**BAY MEADOWS
PHASE II - RES 6**
3069 E. KYNE STREET
SAN MATEO, CA 94403
APN: 040-031-040

DRAWING:
**OVERALL BUILDING
SECTIONS**

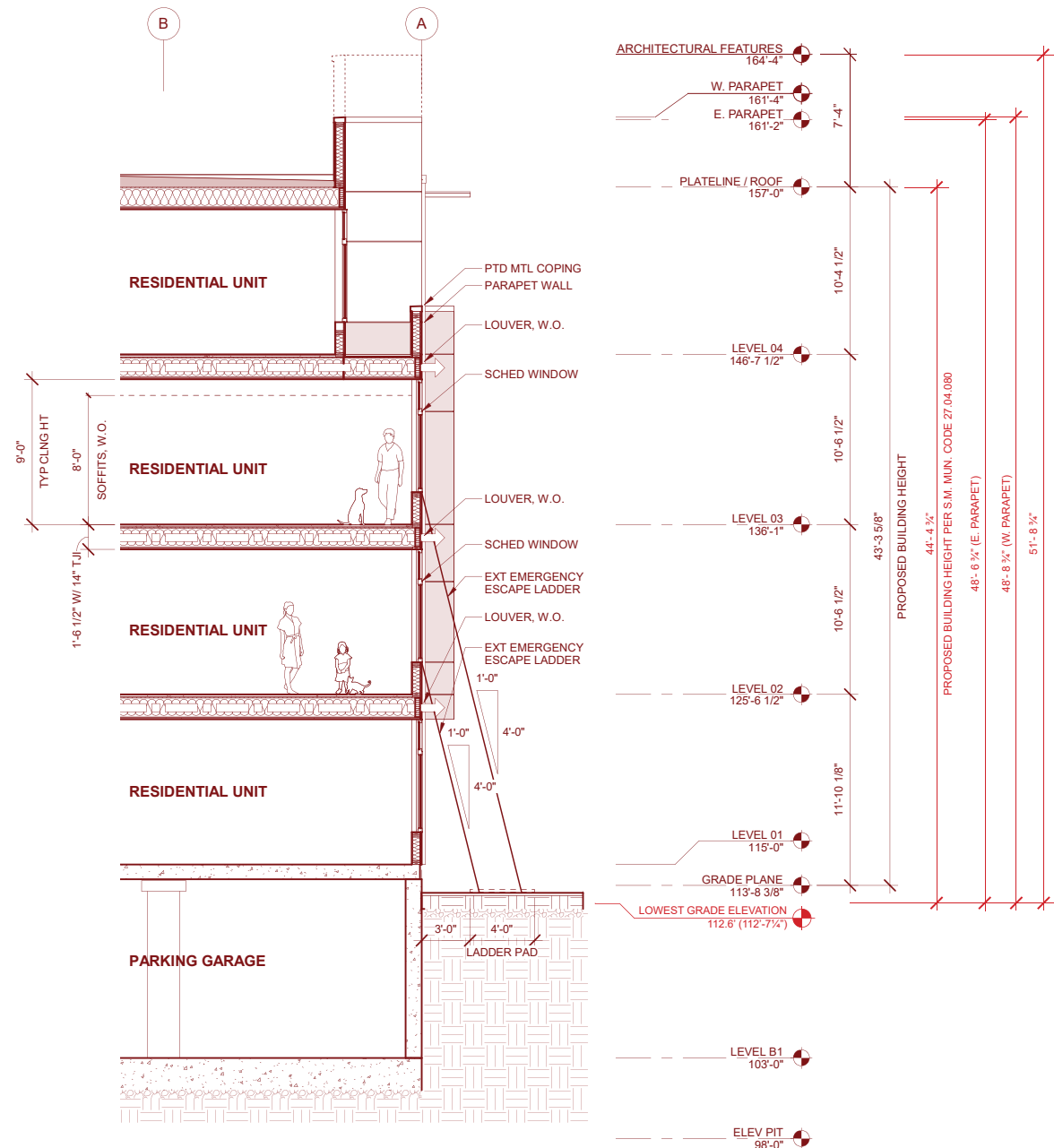
SCALE:	3/32" = 1'-0"
DATE:	6/2/2020 2:52:52 PM
JOB NO:	2019.04

A3.01



2 BUILDING SECTION - BUILDING HEIGHT
SCALE: 3/16" = 1'-0"

SPAR



1 PROPOSED BUILDING HEIGHT
SCALE: 3/16" = 1'-0"

PROPOSED

NO. DATE: SUBMISSION:

No.	Date	Description

**NOT FOR
CONSTRUCTION**

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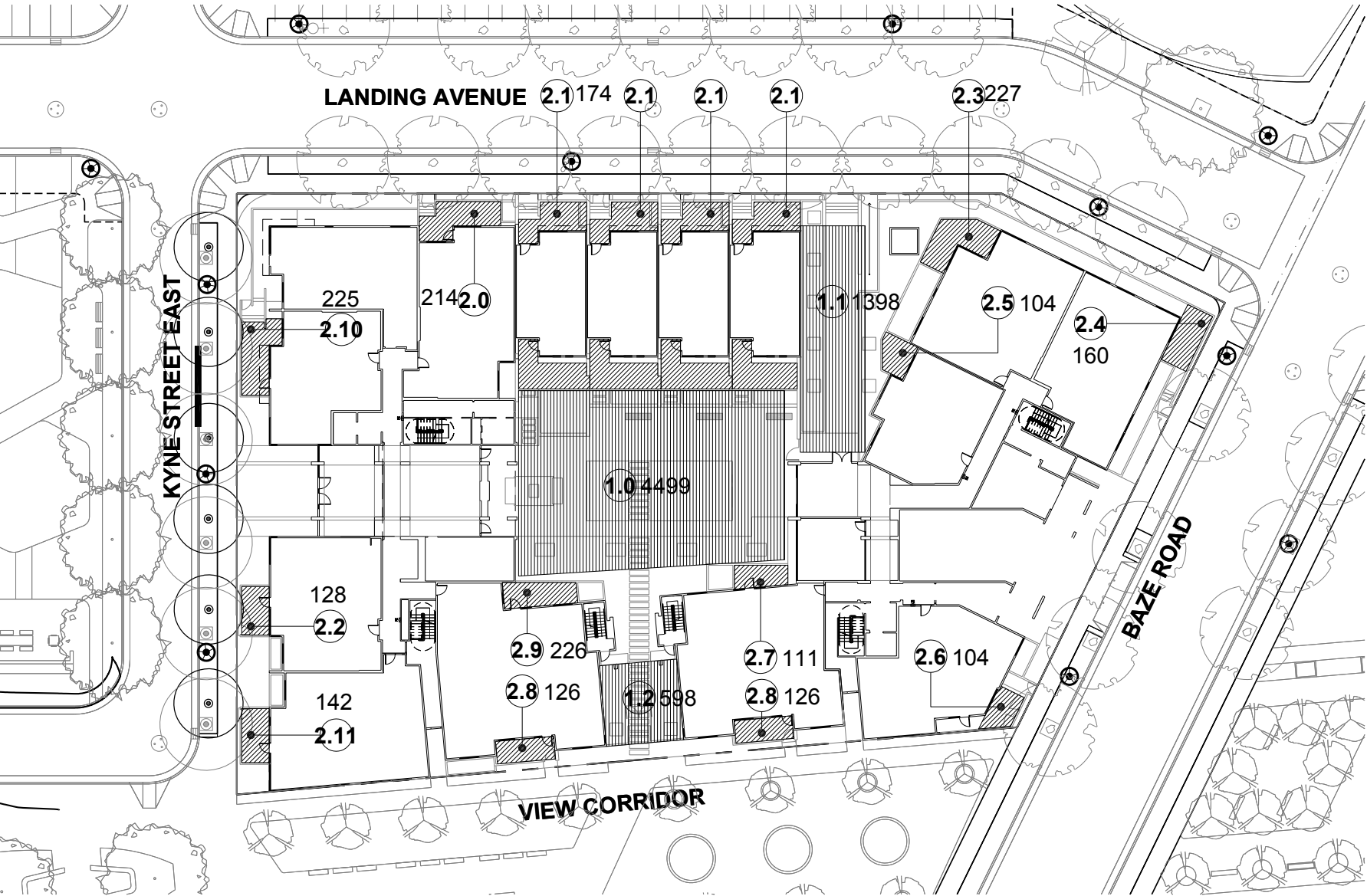
PROJECT:
**BAY MEADOWS
PHASE II - RES 6**
2600 S. DELEWARE STREET
SAN MATEO, CA 94403
APN: 040-031-040

DRAWING:

BUILDING SECTION

SCALE:	3/16" = 1'-0"
DATE:	06/21/2019
JOB NO.	2019.04
DRAWN:	Author

3.02



1 USEABLE OPEN SPACE KEY PLAN
SCALE: 1" = 20'-0"

NOTE:
NO SINGLE COMMON USABLE OPEN SPACE SHALL BE LESS THAN 400 SF OR HAVE A DIMENSION OF LESS THAN 20' IN EITHER DIRECTION.
NO SINGLE PRIVATE USABLE OPEN SPACE SHALL BE LESS THAN 60 S.F. OR HAVE A DIMENSION OF LESS THAN 6' IN EITHER DIRECTION.

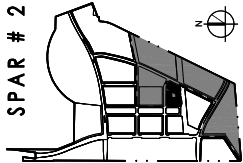
RES-6 OPEN SPACE			
Common Space			
1.0 common open space			4499
1.1 common open space			1398
1.2 common open space			598
Total common open space provided			6495
Private Space			
private open space designation	area each	quantity	total area
2.0 patio	214	1	214
2.1 patio	174	4	696
2.2 patio	128	1	128
2.3 patio	227	1	227
2.4 patio	160	1	160
2.5 patio	104	1	104
2.6 patio	104	1	104
2.7 patio	111	1	111
2.8 patio	126	2	252
2.9 patio	226	2	452
2.10 patio	255	1	255
2.11 patio	142	1	142
Total patios @ R1			2845
R2 decks			972
R3 decks			972
R4 decks			587
total area provided within units			5376
TOTAL AREA PROVIDED			11871

SPAR



MPI - 07207

SPAR # 2



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

USEABLE OPEN SPACE KEY PLAN
1" = 20'-0"

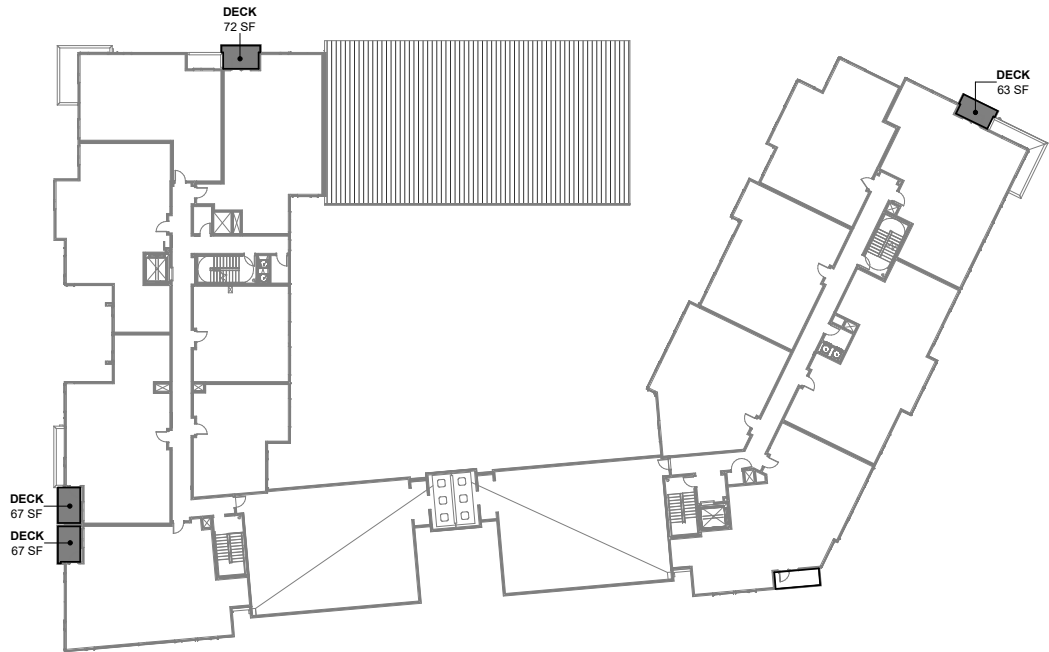
RES 6
BAY MEADOWS II
SAN MATEO, CALIFORNIA
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NOT FOR CONSTRUCTION
REV. 16 JULY, 2008

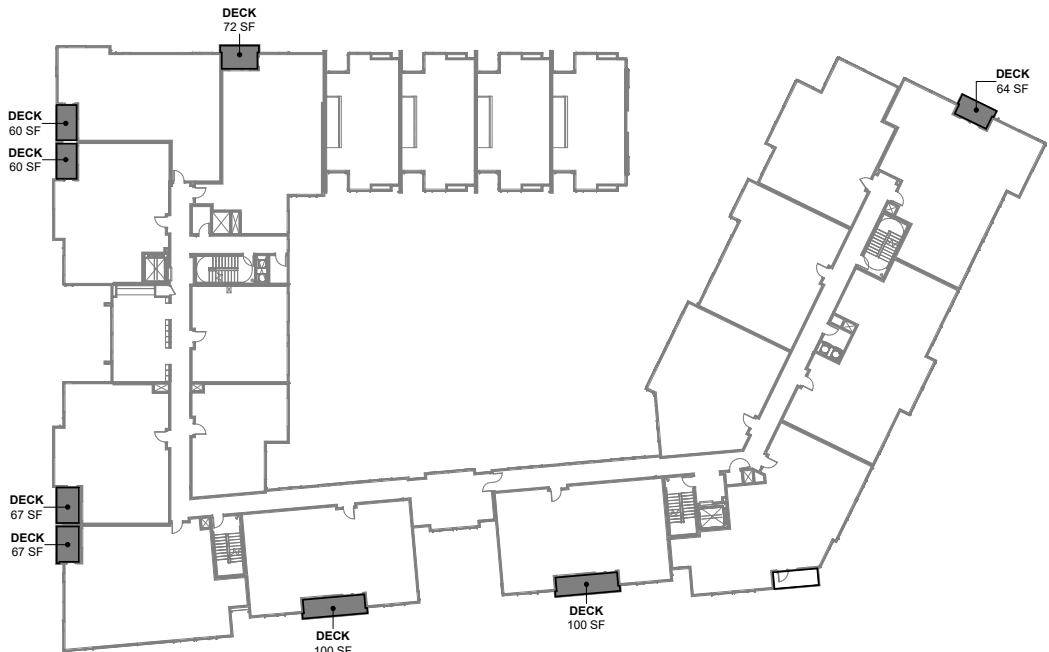
18 JUNE 2007

L1.5.1

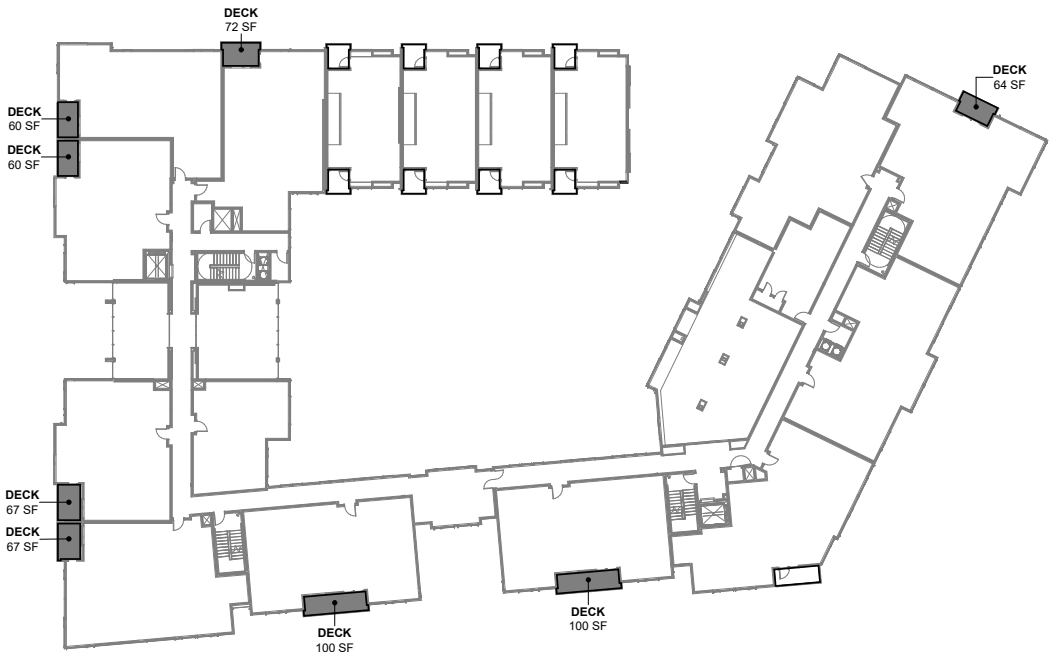
NOTE
ALL PRIVATE OPEN SPACES ARE 60 SF OR GREATER &
MEASURE NOT LESS THAN 6 FT IN ANY DIRECTION



4 LEVEL 04
SCALE: 1" = 20'-0"



3 LEVEL 03
SCALE: 1" = 20'-0"

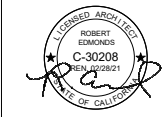


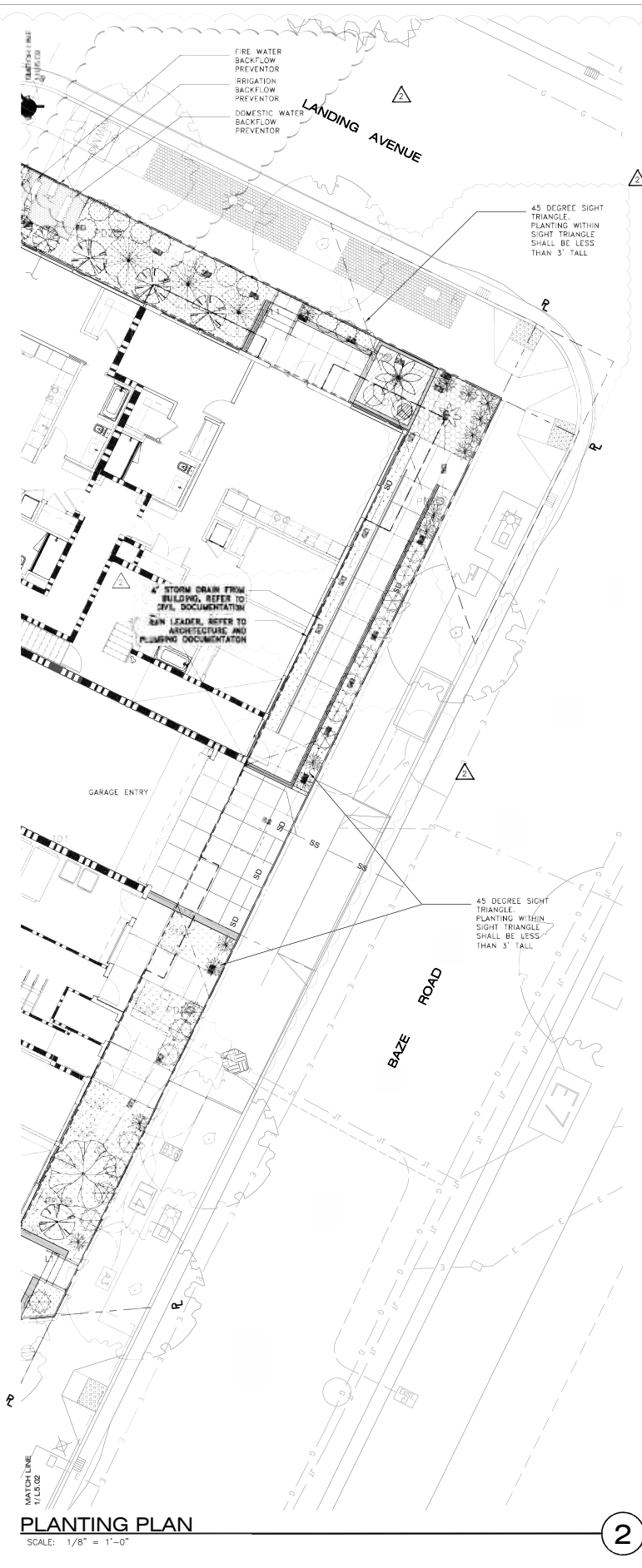
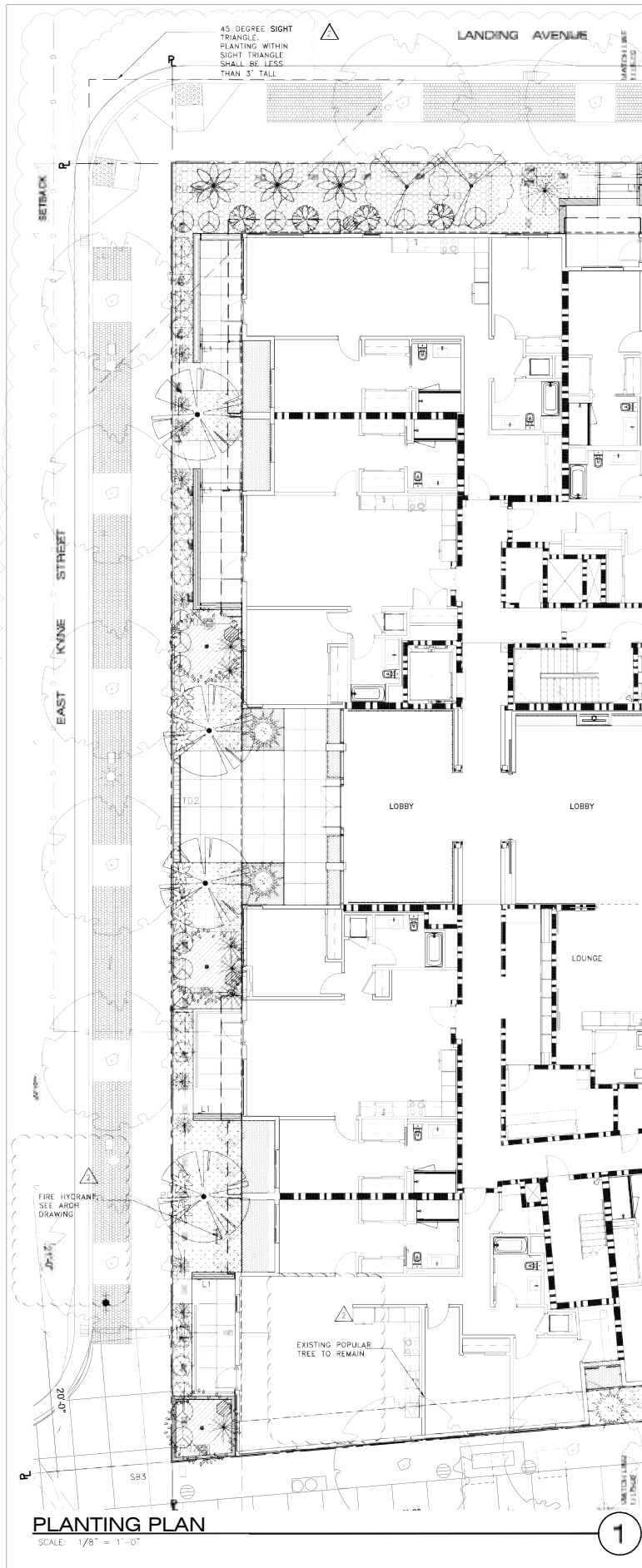
2 LEVEL 02
SCALE: 1" = 20'-0"

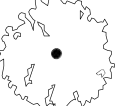



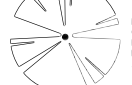





















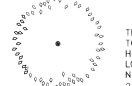









1 LEVEL 01
SCALE: 1" = 20'-0"

PROPOSED

PRIVATE USABLE OPEN SPACE			ISSUED:	
Name	UNIT NUMBER	Area	DATE	DESCRIPTION
LEVEL 01				
PATIO		177 SF		
PATIO		223 SF		
PATIO		177 SF		
PATIO		177 SF		
PATIO		182 SF		
PATIO		81 SF		
PATIO		81 SF		
PATIO		108 SF		
PATIO		108 SF		
PATIO		81 SF		
PATIO		90 SF		
PATIO		212 SF		
PATIO		220 SF		
PATIO		248 SF		
PATIO		256 SF		
PATIO		182 SF		
PATIO		102 SF		
PATIO		112 SF		
PATIO		108 SF		
		2,934 SF		
LEVEL 02				
DECK		60 SF		
DECK		60 SF		
DECK		67 SF		
DECK		67 SF		
DECK		100 SF		
DECK		100 SF		
DECK		64 SF		
DECK		72 SF		
DECK		590 SF		
LEVEL 03				
DECK		72 SF		
DECK		60 SF		
DECK		60 SF		
DECK		67 SF		
DECK		67 SF		
DECK		100 SF		
DECK		100 SF		
DECK		64 SF		
DECK		590 SF		
LEVEL 04				
DECK		72 SF		
DECK		67 SF		
DECK		67 SF		
DECK		63 SF		
DECK		270 SF		
DECK		4,384 SF		
COMMON OPEN SPACE				
Name	Area			
COMMON OPEN SPACE	8,538 SF			
TOTAL OPEN SPACE				
Name	Area			
COMMON OPEN SPACE	8,538 SF			
DECK	1,450 SF			
PATIO	2,934 SF			
PATIO	12,922 SF			
NOTE:				
NO SINGLE COMMON USABLE OPEN SPACE SHALL BE LESS THAN 400 SF OR HAVE A DIMENSION LESS THAN 20' IN EITHER DIRECTION				
NO SINGLE PRIVATE USABLE OPEN SPACE SHALL BE LESS THAN 60 SF OR HAVE A DIMENSION OF LESS THAN 6' IN EITHER DIRECTION				
FOR THE BAY MEADOWS SPECIFIC PLAN AMENDMENT				
TABLE 6 - OPEN SPACE COMPLIANCE METHOD: 1				
80 SF PER DWELLING UNIT OF PRIVATE USABLE OPEN SPACE				
PROJECT CONTAINS 54 DWELLING UNITS				
54 UNITS X 80 SF/UNIT = 4,320 SF REQUIRED PRIVATE OPEN SPACE				
4,384 SF PROVIDED PRIVATE OPEN SPACE				
4,384 SF > 4,320 SF = COMPLIANT.				
EDMONDS + LEE ARCHITECTS 2601 Mission Street, #503 San Francisco, CA 94110 T 415 . 285 . 1300 www.edmondslee.com				
				
PROJECT: BAY MEADOWS PHASE II - RES 6 3069 E. KYNE STREET SAN MATEO, CA 94403 APN: 040-031-040				
DRAWING: OPEN SPACE TABULATIONS				
SCALE:		1" = 20'-0"		
DATE:		7/10/2020 2:51:18 PM		
JOB NO:		2019.04		
G5.08				



PLANTING LEGEND	
TREE	SHRUB
 GINKGO BILOBA MAIDENHAIR TREE LOW WATER USE NON-NATIVE 36" BOX	 GARRYA ELIPTICA SILK TASSEL LOW WATER USE NATIVE 15 GAL
 YOSHINO CHERRY PRUNUS X YEDOENSIS MODERATE WATER USE NON-NATIVE 36" BOX	 OLEA EUROPAEA 'MONTRA' LITTLE OLIVE LOW WATER USE NON-NATIVE 5 GAL
 LAGERSTROEMIA 'NATCHEZ' MULTI CRAFT MYRTLE WHITE MULTI LOW WATER USE NON-NATIVE 36" BOX	 MUELENBERGIA RIGENS DEER GRASS LOW WATER USE NATIVE 5 GAL
 PRUNUS ILICIFOLIA HOLLY-LEAVED CHERRY MODERATE WATER USE NATIVE 24" BOX	 AGAVE 'BLUE GLOW' (AT LANDING AVE FRONTAGE AND COURTYARD) OR AGAVE DESMETTIANA (AT KYNE, PROMENADE AND BAZE ROAD FRONTAGE) LOW WATER USE NATIVE 5 GAL
 OLEA EUROPAEA MULTI TRUNK FRUITLESS OLIVE MULTI TRUNK NON-NATIVE VERY LOW WATER USE 24" BOX	 LOMANDRA PLATINUM BEAUTY LOW WATER USE NON-NATIVE 1 GAL
 LAGERSTROEMIA 'PURPLE TOWER' MULTI TRUNK CRAFT MYRTLE PURPLE TOWER LOW WATER USE NON-NATIVE 24" BOX	 ALOE ARBORESCENS / TORCH ALOE OR KANGAROO PAW LOW WATER USE NON-NATIVE 5 GAL
 JAPANESE BLUEBERRY ELAEAGARUS DECIPENS MODERATE WATER USE NON-NATIVE 24" BOX	 RUBUS PANTALOBUS / CREEPING RHASBERRY MODERATE WATER USE NON-NATIVE 5 GAL
 LYONOTHAMNUS FLORIBUNDUS CATALINA IRONWOOD WATER GUM LOW WATER USE NATIVE 24" BOX	 HESPERALOE PARVIFLORA LOW WATER USE NON-NATIVE 5 GAL
 PITTOSPORUM TENUFOLIUM KOHUIHU LOW WATER USE NON-NATIVE 24" BOX	 HARDENBERGIA VIOLACEA 'CANDOLANDS' PURPLE VINE LILAC LOW WATER USE NON-NATIVE 1 GAL
 PITTOSPORUM 'OBIRA' MOCK ORANGE LOW WATER USE NON-NATIVE 15 GALLON	 LEUCADENDRON 'JESTER' SUNSHINE CONEBUSH LOW WATER USE NON-NATIVE 5 GAL
 CEANOTHUS RAY HARTMAN MOUNTAIN LILAC LOW WATER USE NATIVE 24" BOX	 RIBES SANQUINEUM GLUTINOSUM PINK FLOWER CURRENT NATIVE 15 GAL
GROUND COVER	
 COURTYARD GROUND COVER PLANTING TYPE 1 (ON STRUCTURE, SUN, LOW WATER USE, NON-NATIVE) SENEIO MANDRALISCAE 4" POT @ 12" O.C. & LOMANDRA PLATINUM BEAUTY 1 GAL @ 3' O.C.	 FRONTAGE GROUND COVER TYPE 1 (ON GRADE, SUN, LOW WATER USE) FRAGARIA CHILOENSIS (NATIVE) 4" POT @ 12" O.C. & SENEIO MANDRALISCAE (NON-NATIVE) 1 GALLON @ 12" O.C.
 COURTYARD GROUND COVER PLANTING TYPE 2 (ON STRUCTURE, SHADE, MODERATE WATER USE) FRAGARIA CHILOENSIS (NATIVE) 4" POT @ 12" O.C. & ASPARAGUS DENSIFLORUS 'MEYER' (NON-NATIVE) 1 GAL @ 3' O.C.	 FRONTAGE GROUND COVER TYPE 2 (ON GRADE, SHADE, LOW WATER USE) FRAGARIA CHILOENSIS (NATIVE) 4" POT @ 12" O.C. & LOMANDRA BREEZE (NON-NATIVE) 1 GALLON @ 12" O.C.
BIORETENTION PLANTING LEGEND	
 TREE TYPE #4 TOYON HETEROMELES ARBUTIFOLIA LOW WATER USE NATIVE 24" BOX	 TREE TYPE #5 PRUNUS ILICIFOLIA HOLLY-LEAVED CHERRY MODERATE WATER USE NATIVE 24" BOX
 SHRUB TYPE #4 CALAMAGROSTIS X ACUTIFLORA STRICTA MEDIUM WATER USE NON-NATIVE 15 GAL	 SHRUB TYPE #6 WOODWARDIA FIMBRIATA GIANT CHAIN FERN MEDIUM WATER USE NATIVE 5 GAL
 SHRUB TYPE #5 SALVIA CLEVELANDI (NATIVE) / SALVIA ULGINOSA (NON-NATIVE) MEDIUM WATER USE 5 GAL	 SHRUB TYPE #7 CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED-OSIER DOGWOOD MEDIUM WATER USE NATIVE 5 GAL
 KYNE, BAZE, PROMENADE GROUND COVER FOR STORMWATER PLANTING CAREX TUMULICOLA (NATIVE)/ELYNUS GLAUCUS (NATIVE) MEDIUM WATER USE NON-NATIVE 1 GAL @ 10" O.C. (ON GRADE)	 LANDING AVE GROUND COVER FOR STORMWATER PLANTING VINCA MINOR MEDIUM WATER USE NON-NATIVE 1 GAL @ 10" O.C. (ON GRADE)
NOTE: REFER TO SHEETS 10.01 AND 10.02 FOR TREE PROTECTION MEASURES	

ISSUED:

DATE	DESCRIPTION
08/14/2019	100% SD
07/28/2019	50% DD
06/06/2019	100% DD
11/15/2019	50% CD
12/13/2019	80% CD / PERMIT
03/20/2020	PERMIT SET R1
06/19/2020	PERMIT SET R2

REVISIONS:

DATE	DESCRIPTION	#
03/20/2020	PERMIT SET R1	1
06/19/2020	PERMIT SET R2	2

NOT FOR CONSTRUCTION

gls

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2677 Mission Street, No. 200
San Francisco, CA 94110-3105
415.285.3614 | glsarch.com

EDMONDS + LEE ARCHITECTS
2601 Mission Street, #503
San Francisco, CA 94110
415.285.1300
www.edmondlee.com



PROJECT:
**BAY MEADOWS
PHASE II - RES 6**

3069 E. KYNE STREET
SAN MATEO, CA 94403
APN: 080-031-040

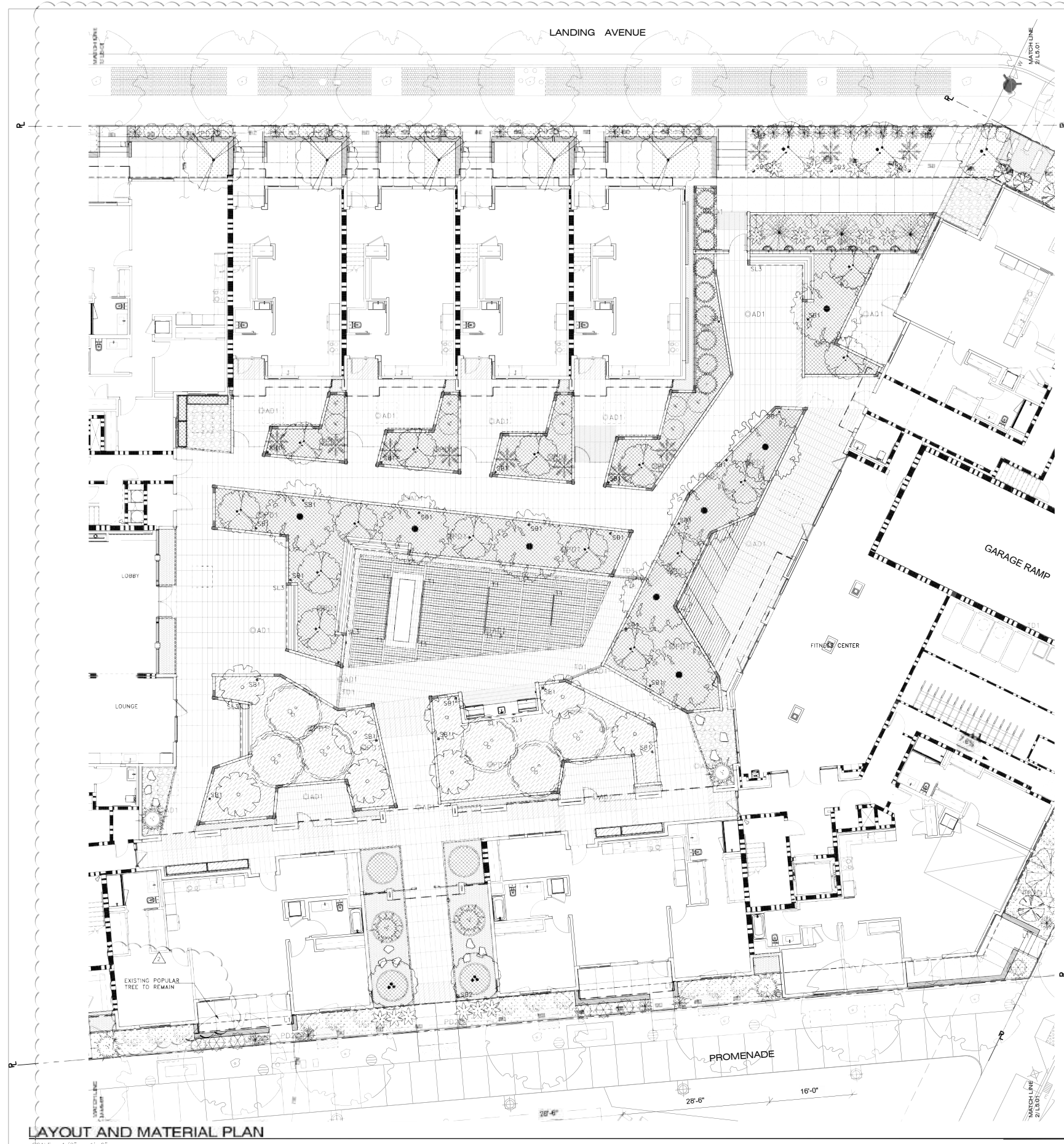
DRAWING:
PLANTING PLAN

SCALE:	1/8" = 1'-0"
DATE:	12/13/2019
JOB NO:	2019.04

L5.01

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PROPOSED



LAYOUT AND MATERIAL PLAN
SCALE: 1/8" = 1'-0"

PLANTING LEGEND

TREE

GINGKO BILOBA
MAIDENHAIR TREE
LOW WATER USE
NON-NATIVE
36" BOX

YOSHINO CHERRY
PRUNUS X YEDOENSIS
MODERATE WATER USE
NON-NATIVE
36" BOX

LAGERSTROEMIA 'NATCHEZ' MULTI
CRAPE MYRTLE WHITE MULTI
LOW WATER USE
NON-NATIVE
36" BOX

PRUNUS ILICIFOLIA
HOLLY-LEAVED CHERRY
MODERATE WATER USE
NATIVE
24" BOX

OLEA EUROPAEA MULTI TRUNK
FRUITLESS OLIVE MULTI TRUNK
NON-NATIVE
VERY LOW WATER USE
24" BOX

LAGERSTROEMIA 'PURPLE TOWER'
MULTI TRUNK
CRAPE MYRTLE PURPLE TOWER
LOW WATER USE
NON-NATIVE
24" BOX

JAPANESE BLUEBERRY
ELAEOCARPUS DECIPENS
MODERATE WATER USE
NON-NATIVE
24" BOX

LYONOTHAMNUS FLORIBUNDUS
CATALINA IRONWOOD
WATER GUM
LOW WATER USE
NATIVE
24" BOX

PITTOSPORUM TENUIFOLIUM
KOHUHU
LOW WATER USE
NON-NATIVE
24" BOX

PITTOSPORUM TOBIRA
MOCK ORANGE
LOW WATER USE
NON-NATIVE
15 GALLON

CEANOTHUS RAY HARTMAN
MOUNTAIN LILAC
LOW WATER USE
NATIVE
24" BOX

GARRYA ELIPTICA
SILK TASSEL
LOW WATER USE
NATIVE
15 GAL

OLEA EUROPAEA 'MONTRA
LITTLE OLIVE
LOW WATER USE
NON-NATIVE
5 GAL

MUELENBERGIA RIGENS
DEER GRASS
LOW WATER USE
NATIVE
5 GAL

AGAVE 'BLUE GLOW'
(AT LANDING AVE FRONTAGE AND
COURTYARD)
OR AGAVE DESMETIANA (AT KYNE,
PROMANDE AND BAZE ROAD FRONTAGE)
NATIVE
5 GAL

LOWANDRA PLATINUM BEAUTY
LOW WATER USE
NON-NATIVE
1 GAL

ALOE ARBORESCENS/
TORCH ALOE OR
KANGAROO PAW
LOW WATER USE
NON-NATIVE
5 GAL

RUBUS PANTALOBUS/
CREEPING RHASBERRY
MODERATE WATER USE
NON-NATIVE
5 GAL

HESPERALOE PARVIFLORA
RED YUCCA
LOW WATER USE
NON-NATIVE
5 GAL

HARDENBERGIA VIOLACEA 'CANDOLANDS'
PURPLE VINE LILAC
LOW WATER USE
NON-NATIVE
1 GAL

LEUCADENDRON 'JESTER'
SUNSHINE CONEBUSH
LOW WATER USE
NON-NATIVE
5 GAL

RIBES SANDOUEUM GLUTINOSUM
PINK FLOWER CURRENT
NATIVE
15 GAL

GROUND COVER

COURTYARD-GROUNDCOVER PLANTING TYPE 1
(ON STRUCTURE, SUN, LOW WATER USE,
NON-NATIVE)
SENECIO MANDRALISCAE
4" POT @ 12" O.C. &
LOWANDRA PLATINUM BEAUTY
1 GAL @ 3' O.C.

COURTYARD-GROUNDCOVER PLANTING TYPE 2
(ON STRUCTURE, SHADE, MODERATE WATER USE)
FRAGARIA CHILOENSIS (NATIVE)
4" POT @ 12" O.C. &
ASPARAGUS DENSIFLORUS 'MEYER'
(NON-NATIVE)
1 GAL @ 3' O.C.

FRONTAGE-GROUNDCOVER PLANTING TYPE 1
(ON GRADE, SUN, LOW WATER USE)
FRAGARIA CHILOENSIS (NATIVE)
4" POT @ 12" O.C. &
SENECIO MANDRALISCAE (NON-NATIVE)
1 GALLON @ 12" O.C. &

FRONTAGE-GROUNDCOVER PLANTING TYPE 2
(ON GRADE, SHADE, LOW WATER USE)
FRAGARIA CHILOENSIS (NATIVE)
4" POT @ 12" O.C. &
LOWANDRA BREEZE (NON-NATIVE)
1 GALLON @ 12" O.C. &

RETENTION PLANTING LEGEND

TREE TYPE #4
TOUCH
HETEROMELES ARBUTIFOLIA
LOW WATER USE
NATIVE
24" BOX

SHRUB TYPE #4
CALAMAGROSTIS X ACUTIFLORA STRICTA
MEDIUM WATER USE
NON-NATIVE
15 GAL

SHRUB TYPE #5
SALVIA CLEVELANDI (NATIVE) / SALVIA
ULGINOSA (NON-NATIVE)
MEDIUM WATER USE
5 GAL

KYNE, BAZE, PROMANDE GROUNDCOVER FOR
STORMWATER PLANTING
VINCA MINOR
GLAUCOUS (NATIVE)
MEDIUM WATER USE
1 GAL @ 10" O.C.
(ON GRADE)

TREE TYPE #5
PRUNUS ILICIFOLIA
HOLLY-LEAVED CHERRY
MODERATE WATER USE
NATIVE
24" BOX

SHRUB TYPE #5
WOODWARDIA FIMBRIATA
GIANT CHAIN FERN
MEDIUM WATER USE
NATIVE
5 GAL

SHRUB TYPE #7
CORNUS SERICEA 'KELSEY'
KELSEY'S DWARF RED-OSIER
DOWWOOD
MEDIUM WATER USE
NATIVE
5 GAL

LANDING AVE GROUNDCOVER FOR
STORMWATER PLANTING
VINCA MINOR
GLAUCOUS (NATIVE)
MEDIUM WATER USE
1 GAL @ 10" O.C.
(ON GRADE)

NOTE: REFER TO SHEETS TO.01 AND TO.02
FOR TREE PROTECTION MEASURES

NOTE: REFER TO SHEETS TO.01
AND TO.02 FOR TREE PROTECTION
MEASURES

ISSUED:

DATE	DESCRIPTION
06/14/2019	100% SD
07/26/2019	50% DD
08/06/2019	100% DD
11/15/2019	50% CD
12/13/2019	80% CD / PERMIT
03/20/2020	PERMIT SET R1
06/19/2020	PERMIT SET R2

REVISIONS:

DATE	DESCRIPTION	#
03/20/2020	PERMIT SET R1	1
06/19/2020	PERMIT SET R2	2

NOT FOR CONSTRUCTION

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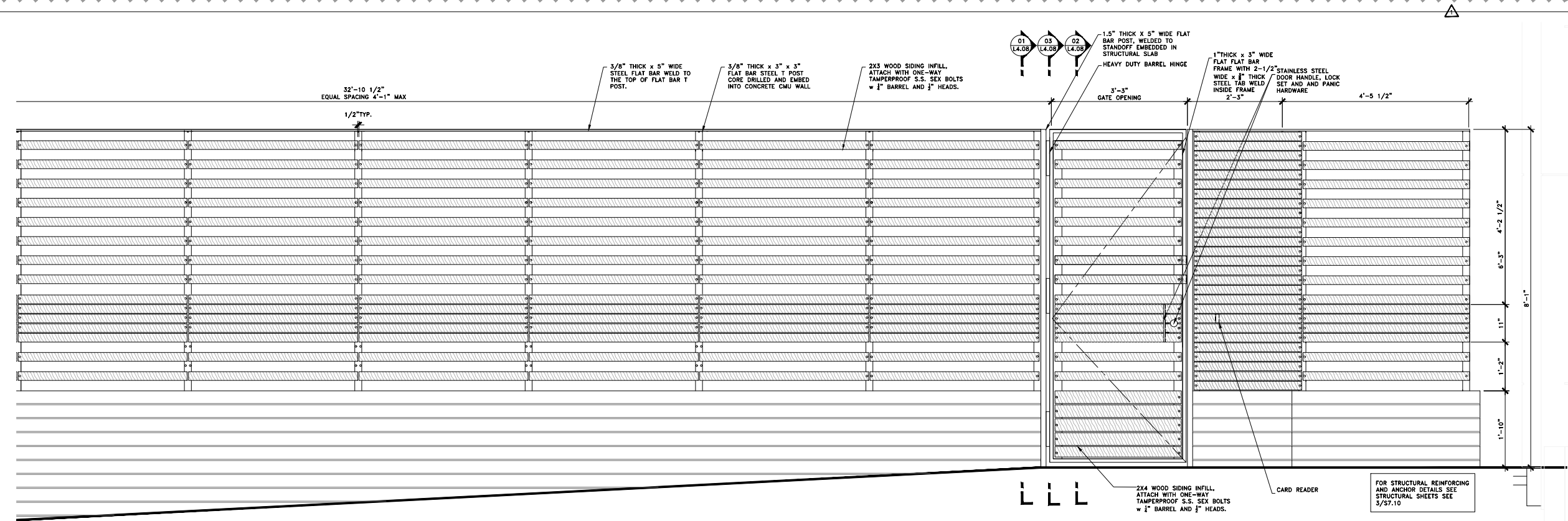
BAY MEADOWS PHASE II - RES 6

PLANTING PLAN

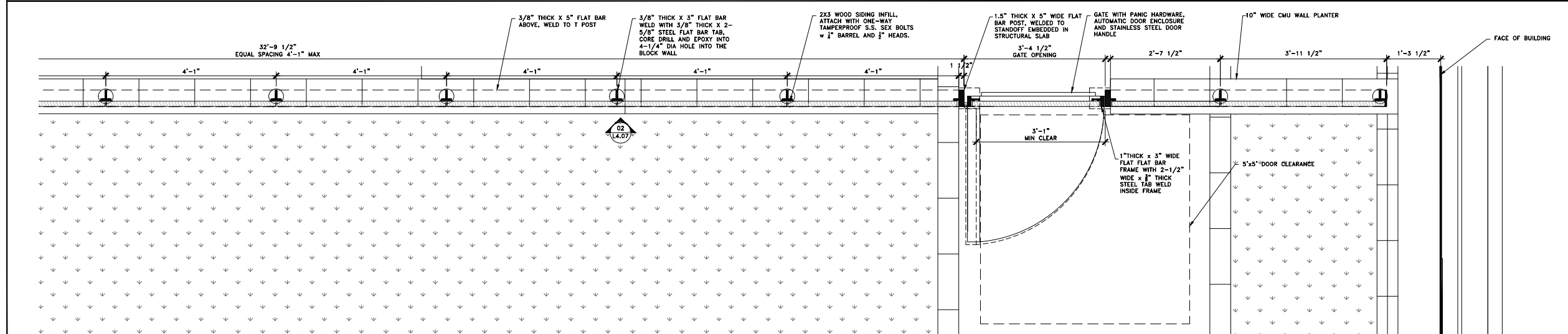
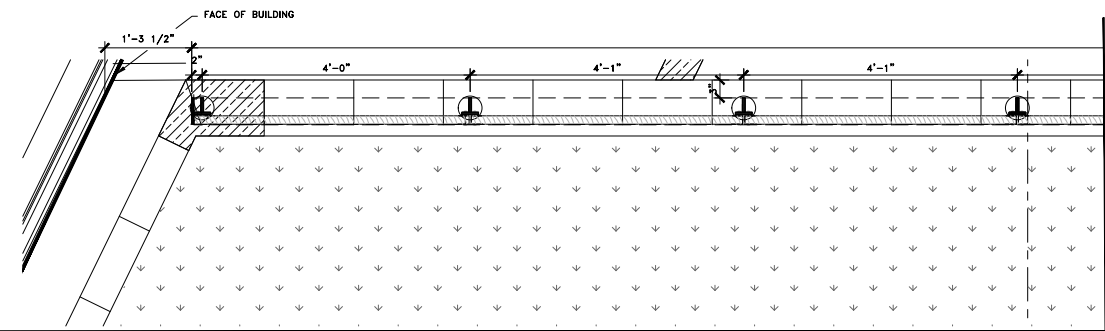
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DATE:	12/13/2019
JOB NO:	2019.04

L5.02

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LANDING AVE FENCE & GATE ELEVATION
SCALE: 1" = 1'-0"



LANDING AVE ENTRY FENCE & GATE PLAN
SCALE: 1" = 1'-0"

ISSUED:	
DATE	DESCRIPTION
06/14/2019	100% SD
07/26/2019	50% DD
09/06/2019	100% DD
11/15/2019	50% CD
12/13/2019	80% CD / PERMIT
03/20/2020	PERMIT SET R1
06/19/2020	PERMIT SET R2

REVISIONS:		
DATE	DESCRIPTION	#
03/20/2020	PERMIT SET R1	1
06/19/2020	PERMIT SET R2	2

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PROJECT:
**BAY MEADOWS
PHASE II - RES 6**
3069 E. KYNE STREET
SAN MATEO, CA 94403
APN: 040-031-040

DRAWING:
**LANDSCAPE
DETAILS - LANDING
AVE FENCE & GATE**

SCALE:	XX
DATE:	3/20/2020 8:51:51 AM
JOB NO:	2019.04

L4.07

PROPOSED

ISSUED:		
DATE	DESCRIPTION	
06/14/2019	100% SD	
07/26/2019	50% DD	
08/06/2019	100% DD	
11/15/2019	50% CD	
12/13/2019	80% CD / PERMIT	
03/20/2020	PERMIT SET R1	
06/19/2020	PERMIT SET R2	

REVISIONS:		
DATE	DESCRIPTION	#
03/20/2020	PERMIT SET R1	1
06/19/2020	PERMIT SET R2	2

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OLD LANDSCAPE ARCHITECTURE
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San Francisco, CA 94110
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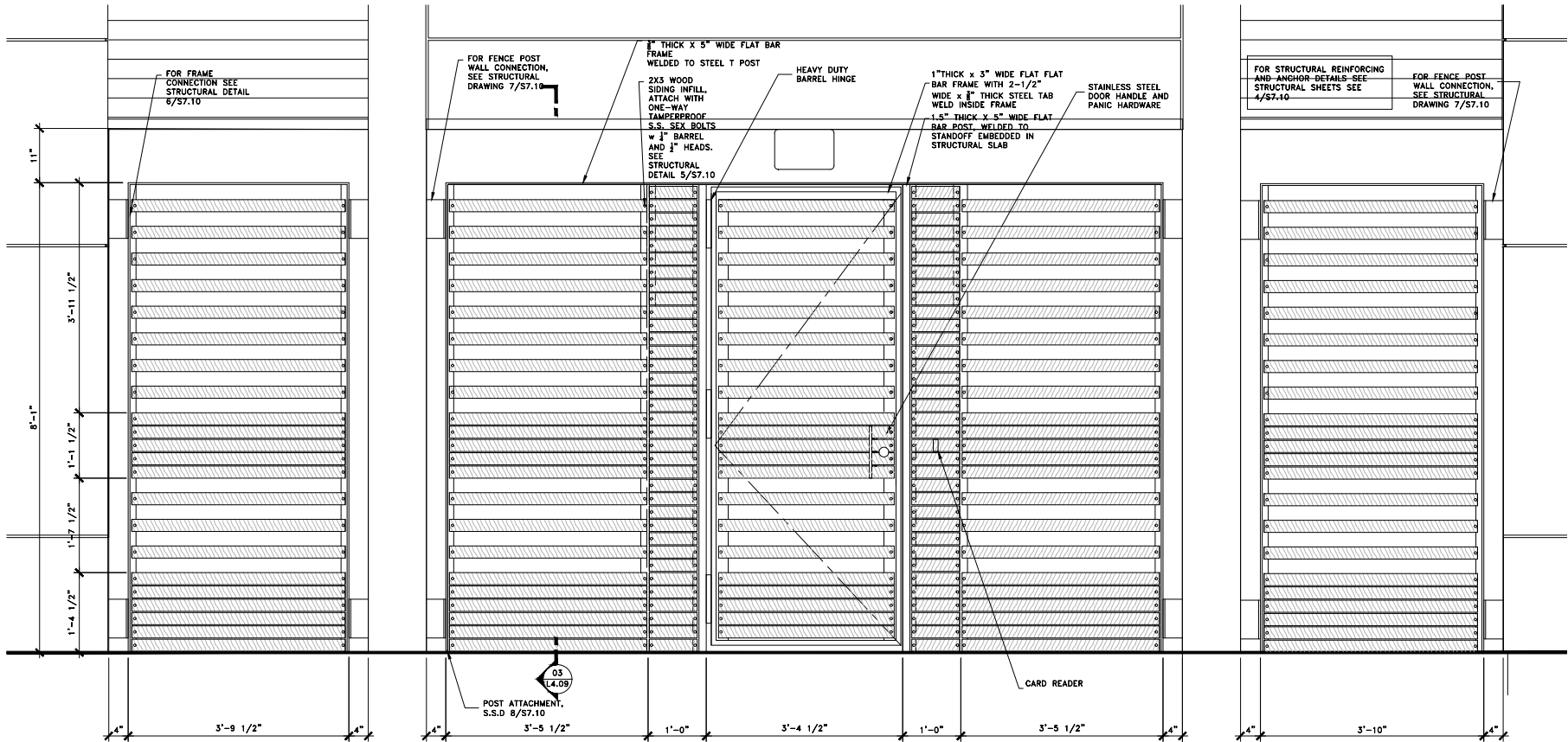
PROJECT:
BAY MEADOWS
PHASE II - RES 6
3009 E. KYNE STREET
SAN MATEO, CA 94403
APN: 040-031-040

DRAWING:
LANDSCAPE
DETAILS -
PROMENADE FENCE
& GATE

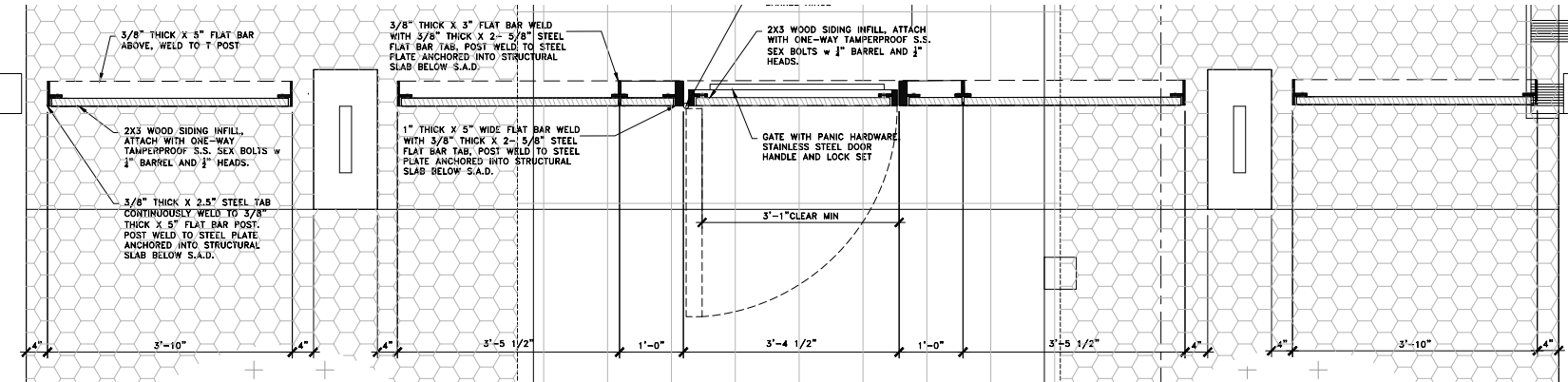
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DATE: 12/13/2019
JOB NO: 2019.04

L4.09

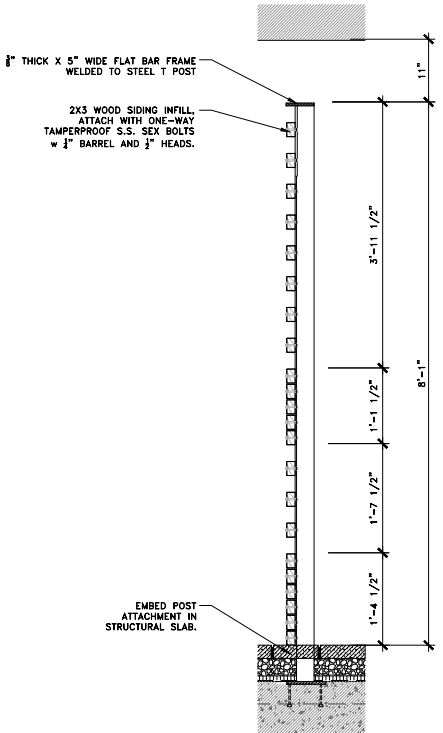
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PROMENADE ENTRY ELEVATION
SCALE: 1" = 1'-0"

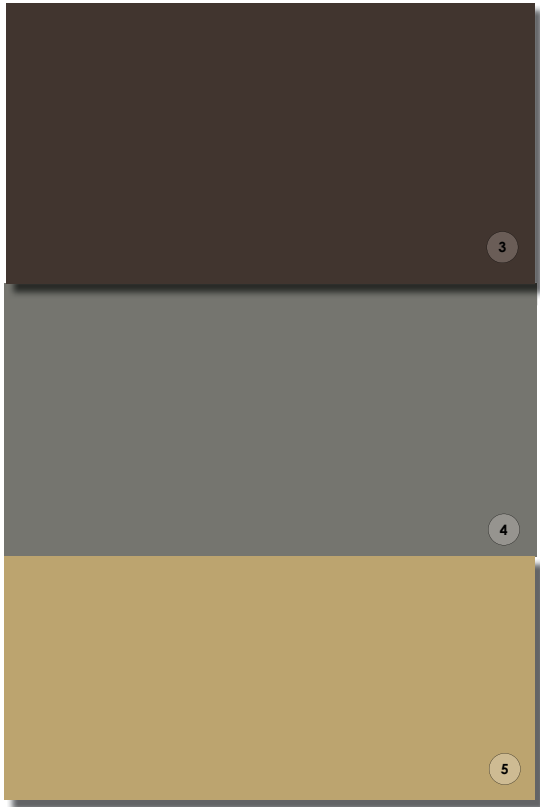
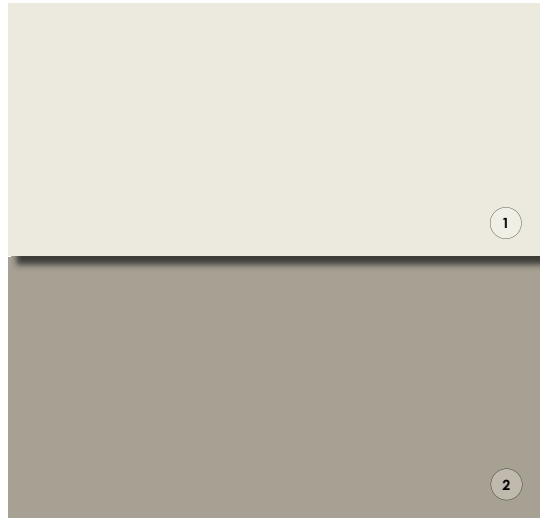


PROMENADE ENTRY FENCE AND GATE PLAN
SCALE: 1" = 1'-0"



PROMENADE ENTRY SECTION
SCALE: 1" = 1'-0"

PROPOSED



LEGEND

- C-1 CONCRETE
CAST-IN-PLACE
- C-2 FIBER CEMENT PANEL
COLOR 4
- C-3 FIBER CEMENT PANEL
COLOR 5
- G-1 GLAZING
ALUMINUM
CLEAR ANODIZED
- M-1 METAL STANDING SEAM ROOFING
COLOR 4
- M-2 METAL FAME GATES
COLOR 3
- M-3 METAL SOFFIT PANEL & FASCIAS
COLOR 4
- M-5 METAL CANOPIES
COLOR 4
- M-8 METAL GUARDRAILS
COLOR 4
- P-1 PLASTER
COLOR 1
- P-2 PLASTER
COLOR 2

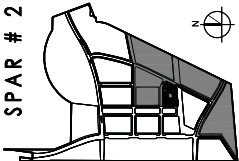
COLORS BASED ON BENJAMIN MOORE

- 1 COLOR 1: I-03 Bone White
- 2 COLOR 2: HC-105 Rockport Gray
- 3 COLOR 3: 2142-70 Bittersweet Chocolate
- 4 COLOR 4: HC-168 Chelsea Gray
- 5 COLOR 5: HC-22 Blair Gold



MPI - 07207

SPAR # 2



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

COLOR AND MATERIALS BOARD

RES 6
BAY MEADOWS II
SAN MATEO, CALIFORNIA

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NOT FOR CONSTRUCTION
REV. 16 JULY, 2008

18 JUNE 2007

A5.2.1



SPAR



P-1 PLASTER
LA HABRA STUCCO
"X-40, DOVE GREY"

P-2 PLASTER
LA HABRA STUCCO
"PLATEAU"



"GRAPHITE"
M-1 STANDING-SEAM
METAL ROOFING
M-3 MTL SOFFITS
& FASCIAS
M-5 MTL CANOPIES

C-2 CEMENT PANEL
JAMES HARDIE
"AGED PEWTER"

C-3 CEMENT PANEL
JAMES HARDIE
"AUTUMN TAN"



C-1 CONCRETE



"BLACK"
M-2 METAL GATES
M-8 METAL GUARDRAILS



G-1 VPI VINYL WINDOWS
"BLACK"



PROPOSED

ISSUED:		
DATE	DESCRIPTION	



Rendering: View from the corner of Landing Ave. & Baze Rd.



Rendering: View from the corner of Landing Ave. & Kyne St.

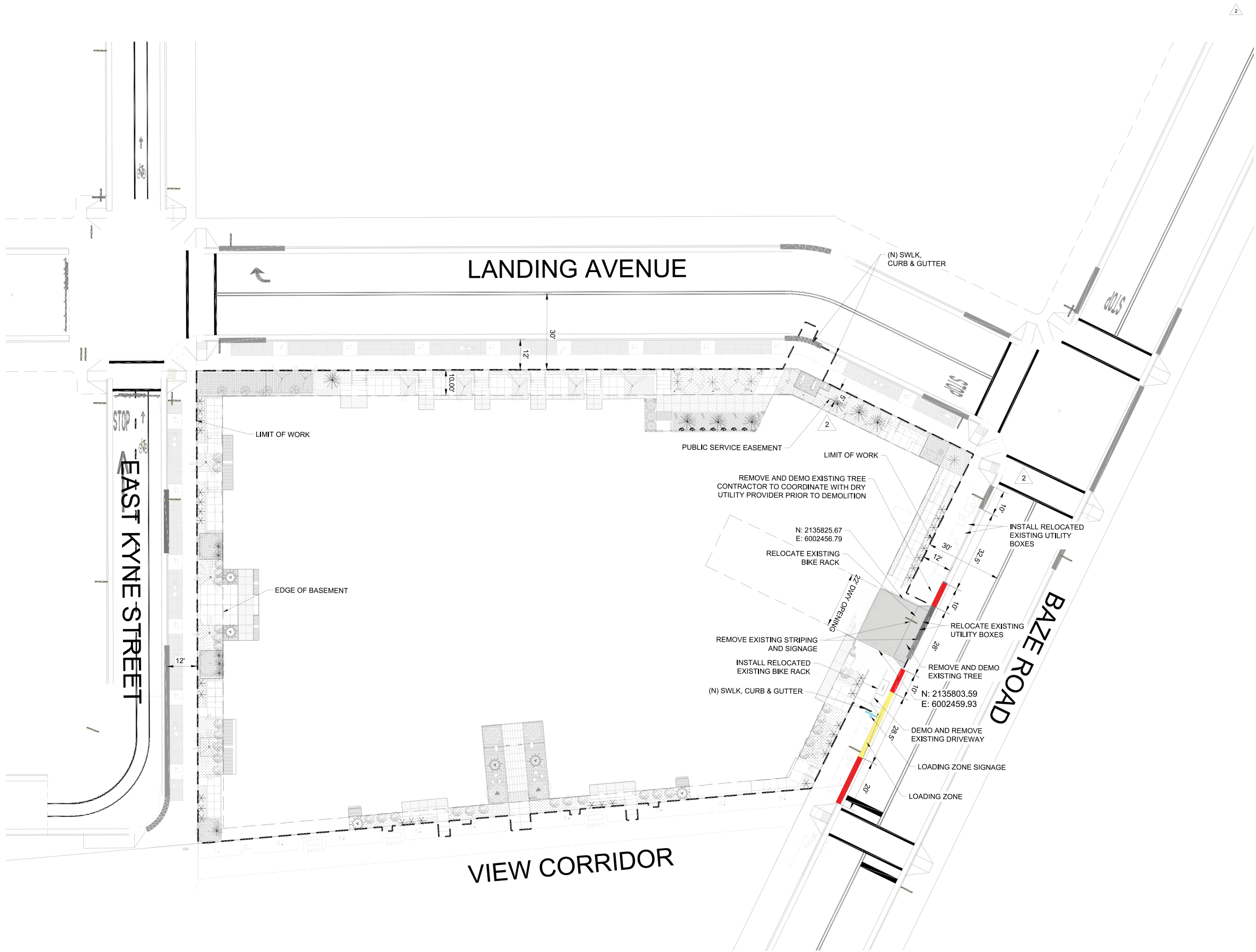


Rendering: View from the corner of Kyne St. & the View Corridor (Promenade)



Rendering: View from the corner of Baze Rd. & the View Corridor (Promenade)

PROPOSED



- NOTES
1. REFER TO SHEETS T0.01 AND T0.02 FOR TREE PROTECTION MEASURES.

ISSUED:	
DATE	DESCRIPTION
07-26-2019	50% DD
09-06-2019	100% DD
11-08-2019	40% CD
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REVISIONS:		
DATE	DESCRIPTION	#

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PROJECT:
BAY MEADOWS
PHASE II - RES 6

3069 E. KYNE STREET
SAN MATEO, CA 94403
APN: 040-031-040

DRAWING:

SITE PLAN

SCALE: 1" = 20'

DATE: 06-19-2020

JOB NO: 270409

C601